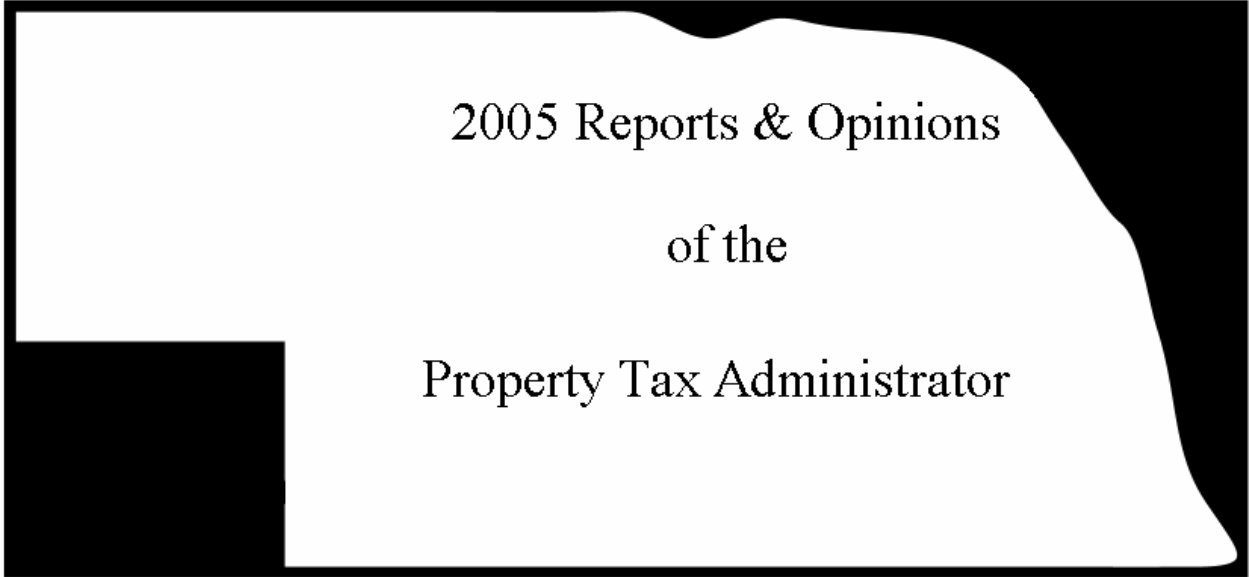

NEBRASKA DEPARTMENT OF



2005 Reports & Opinions

of the

Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Antelope County
02

2005 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2005

Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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2005 Commission Summary

02 Antelope

Residential Real Property - Current

Number of Sales	168	COD	22.97
Total Sales Price	5,297,337	PRD	105.17
Total Adj. Sales Price	5,312,302	COV	40.91
Total Assessed Value	5,104,210	STD	41.34
Avg. Adj. Sales Price	31,621	Avg. Abs. Dev.	22.55
Avg. Assessed Value	30,382	Min	23.45
Median	98.17	Max	397.60
Wgt. Mean	96.08	95% Median C.I.	96.16 to 100.44
Mean	101.05	95% Wgt. Mean C.I.	92.64 to 99.53
		95% Mean C.I.	94.80 to 107.30
% of Value of the Class of all Real Property Value in the County			13.58
% of Records Sold in the Study Period			6.5
% of Value Sold in the Study Period			5.44
Average Assessed Value of the Base			36,325

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	168	98.17	22.97	105.17
2004	169	96.75	25.54	106.33
2003	177	100	25.72	111.29
2002	194	100	20.56	103.17
2001	201	99	17.62	102.08

2005 Commission Summary

02 Antelope

Commercial Real Property - Current

Number of Sales	30	COD	33.43
Total Sales Price	1,381,667	PRD	135.70
Total Adj. Sales Price	1,365,767	COV	49.10
Total Assessed Value	1,001,065	STD	48.84
Avg. Adj. Sales Price	45,526	Avg. Abs. Dev.	31.07
Avg. Assessed Value	33,369	Min	18.06
Median	92.96	Max	288.75
Wgt. Mean	73.30	95% Median C.I.	75.06 to 109.93
Mean	99.46	95% Wgt. Mean C.I.	52.99 to 93.61
		95% Mean C.I.	81.23 to 117.70
% of Value of the Class of all Real Property Value in the County			4.93
% of Records Sold in the Study Period			5.69
% of Value Sold in the Study Period			2.94
Average Assessed Value of the Base			64,620

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	30	92.96	33.43	135.70
2004	38	100.19	36.25	101.58
2003	47	100	35.97	112.42
2002	54	98	30.83	107.03
2001	49	98	17.95	100.12

2005 Commission Summary

02 Antelope

Agricultural Land - Current

Number of Sales	118	COD	17.44
Total Sales Price	19,866,518	PRD	102.26
Total Adj. Sales Price	20,379,909	COV	23.25
Total Assessed Value	15,567,925	STD	18.16
Avg. Adj. Sales Price	172,711	Avg. Abs. Dev.	13.40
Avg. Assessed Value	131,932	Min	7.38
Median	76.84	Max	138.15
Wgt. Mean	76.39	95% Median C.I.	74.97 to 80.55
Mean	78.11	95% Wgt. Mean C.I.	72.51 to 80.27
		95% Mean C.I.	74.84 to 81.39
% of Value of the Class of all Real Property Value in the County			81.49
% of Records Sold in the Study Period			3.14
% of Value Sold in the Study Period			0.02
Average Assessed Value of the Base			149,734

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2005	118	76.84	17.44	102.26
2004	91	76.25	17.69	102.87
2003	83	75	16.3	101.36
2002	74	75	16.05	101.85
2001	94	76	19.9	103.74

2005 Opinions of the Property Tax Administrator for Antelope County

Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Antelope County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Antelope County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Antelope County is 93% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Antelope County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Antelope County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Antelope County is in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.




Catherine D. Lang
Property Tax Administrator

2005 Correlation Section for Antelope County

Residential Real Property

I. Correlation

Antelope: RESIDENTIAL: Analysis of the following tables demonstrates that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Antelope County has utilized an acceptable percentage of the available sales. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. Both the median and weighted mean measures of central tendency are within the acceptable range. The mean is slightly outside the acceptable range, but the hypothetical trimming of one outlier with a 397.6 % ratio (a sale of \$1,250) brings the mean ratio within the acceptable range. Although the Coefficient of Dispersion and Price Related Differential lowered after the preliminary statistics, these two quality statistics are outside the acceptable range suggesting inconsistency in assessment and regressivity among vertical uniformity. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	286	258	245	258	269
Qualified Sales	211	194	177	169	168
Percent Used	73.78	75.19	72.24	65.5	62.45

Antelope: RESIDENTIAL: A review of the sales utilization grid indicates that Antelope County has utilized an acceptable percentage of the available sales, although the number of qualified sales has declined since assessment year 2002. This indicates that the measurement of the residential class of property was done with all available qualified sales.

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for Antelope County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	96	4.65	100.46	99
2002	97	4.38	101.25	100
2003	100	-2.83	97.17	100
2004	97.24	1.8	98.99	96.75
2005	97.73	3.5	101.15	98.17

Antelope: RESIDENTIAL: The relationship between the trended preliminary ratio and the R&O ratio

2005 Correlation Section for Antelope County

suggests the assessment practices are applied to the sales file and population in a similar manner.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5.03	2001	4.65
4.84	2002	4.38
0	2003	-3
1.86	2004	1.8
3.22	2005	3.5

Antelope: RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted

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mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	98.17	96.08	101.05

Antelope: RESIDENTIAL: The median ratio and weighted mean ratio are within the acceptable range.

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The mean is slightly outside the acceptable range. Trimming one outlier with a 397.6 % ratio (a sale of \$1,250) brings the mean ratio within the acceptable range.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	22.97	105.17
Difference	7.97	2.17

Antelope: RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity. A further analysis may need to be conducted.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same

**2005 Correlation Section
for Antelope County**

statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	166	168.00	2
Median	97.73	98.17	0.44
Wgt. Mean	93.00	96.08	3.08
Mean	100.71	101.05	0.34
COD	26.99	22.97	-4.02
PRD	108.30	105.17	-3.13
Min Sales Ratio	24.50	23.45	-1.05
Max Sales Ratio	397.60	397.60	0

Antelope: RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by Antelope County for the 2005 residential class of property.

2005 Correlation Section for Antelope County

Commerical Real Property

I. Correlation

Antelope: COMMERCIAL: The analysis of the following tables demonstrates the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Antelope County has utilized an acceptable percentage of the available sales. Excessive trimming of outliers would be necessary to bring the Coefficient of Dispersion and Price Related Differential within acceptable range. These two quality statistics do not support assessment uniformity or assessment vertical uniformity. The median and weighted mean measures of central tendency are within the acceptable range. The weighted mean ratio is considerably lower than the bottom limit of the acceptable range. A further analysis indicates that the sale price of three sales represent 62% of the sample. The supposed removal of these three sales brings the weighted mean ratio for the remainder within the acceptable range at 95.04 percent. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	83	89	76	63	53
Qualified Sales	59	54	47	38	30
Percent Used	71.08	60.67	61.84	60.32	56.6

Antelope: COMMERCIAL: The sales utilization grid indicates that the percent used for measurement has been acceptable and somewhat historically comparable despite a decreasing number of total commercial sales.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of

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the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	89	15.25	102.57	99
2002	98.47	-0.14	98.33	98
2003	100	-1.14	98.86	100
2004	99.72	-4.61	95.12	100.19
2005	92.96	0.65	93.56	92.96

Antelope: COMMERCIAL: There were no assessment actions to this class of property for 2005, which correlates closely to the minimal difference in Table III.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage

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Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
23.88	2001	15.25
6.08	2002	-0.14
-32	2003	-1
0.43	2004	-4.61
0	2005	0.65

Antelope: COMMERCIAL: No change in the sale base and minimal percent change in the population supports the assessment actions reported by the county that there was no change to the commercial class of property for 2005 other than pickup work of new and omitted construction.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on

2005 Correlation Section for Antelope County

the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	92.96	73.30	99.46

Antelope: COMMERCIAL: Two of the three measures of central tendency are within the acceptable range. The weighted mean is considerably lower than the bottom limit of the acceptable range. A further analysis indicates that the sale price of three sales represent 62% of the sample. The supposed

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removal of these three sales brings the weighted mean ratio for the remainder within the acceptable range at 95.04 percent.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	33.43	135.70
Difference	13.43	32.7

Antelope: COMMERCIAL: The two quality statistics are both outside the acceptable range. Excessive trimming of outliers would be necessary to bring the COD and PRD within acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same

**2005 Correlation Section
for Antelope County**

statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	30	30.00	0
Median	92.96	92.96	0
Wgt. Mean	73.30	73.30	0
Mean	99.46	99.46	0
COD	33.43	33.43	0
PRD	135.70	135.70	0
Min Sales Ratio	18.06	18.06	0
Max Sales Ratio	288.75	288.75	0

Antelope: COMMERCIAL: A zero percent change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by Antelope County for the 2005 commercial class of property.

2005 Correlation Section for Antelope County

Agricultural Land

I. Correlation

Antelope: AGRICULTURAL UNIMPROVED: The following tables demonstrate that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Antelope County has utilized an acceptable percentage of the available sales for measurement. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The coefficient of dispersion and price related differential are within the acceptable range; indicating the agricultural class of property has been valued uniformly and proportionately. The median, mean, and weighted mean measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in the agricultural class of property.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	134	126	146	156	183
Qualified Sales	94	74	83	91	118
Percent Used	70.15	58.73	56.85	58.33	64.48

Antelope: AGRICULTURAL UNIMPROVED: Table II is indicative that Antelope County has utilized an acceptable portion of the available sales and that the measurement of the agricultural class of property was done with all available sales.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The

2005 Correlation Section for Antelope County

analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	74	4.89	77.62	76
2002	73.31	12.23	82.28	75
2003	70	11.21	77.85	75
2004	70.81	6.73	75.58	76.25
2005	65.40	21.36	79.37	76.84

Antelope: AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary median and the R&O median is similar given the large percentage increase in assessed value. Table III supports the assessment actions reported by the county.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

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This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.69	2001	4.89
11.94	2002	12.23
13	2003	11
5.88	2004	6.73
28.63	2005	21.36

Antelope: AGRICULTURAL UNIMPROVED: Given the large increase in value, the percent change in assessed value for both sold and unsold properties is somewhat similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of

2005 Correlation Section for Antelope County

the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	76.84	76.39	78.11

Antelope: AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in the agricultural class of property.

VI. Analysis of R&O COD and PRD

2005 Correlation Section for Antelope County

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	17.44	102.26
Difference	0	0

Antelope: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are well with the acceptable range; indicating the agricultural class of property has been valued uniformly and proportionately.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

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	Preliminary Statistics	R&O Statistics	Change
Number of Sales	117	118.00	1
Median	65.40	76.84	11.44
Wgt. Mean	62.95	76.39	13.44
Mean	65.90	78.11	12.21
COD	22.21	17.44	-4.77
PRD	104.68	102.26	-2.42
Min Sales Ratio	25.00	7.38	-17.62
Max Sales Ratio	145.75	138.15	-7.6

Antelope: AGRICULTURAL UNIMPROVED: A review of Table VII indicates a significant change between the preliminary statistics and the Reports and Opinion statistics. This comparison supports the actions reported by the county for the current year.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the
2004 Certificate of Taxes Levied (CTL)**

02 Antelope

	2004 CTL County Total	2005 Form 45 County Total	Value Difference (2005 Form 45 - 2004 CTL)	Percent Change	2005 Growth (New Construction Value)	% Change excl. Growth
1. Residential	87,814,925	91,491,255	3,676,330	4.19	1,439,012	2.55
2. Recreational	1,470,015	2,373,025	903,010	61.43	17,020	60.27
3. Ag-Homesite Land, Ag-Res Dwellings	40,918,875	43,006,770	2,087,895	5.1	*-----	5.1
4. Total Residential (sum lines 1-3)	130,203,815	136,871,050	6,667,235	5.12	1,456,032	4
5. Commercial	33,109,425	33,477,845	368,420	1.11	150,660	0.66
6. Industrial	576,840	576,840	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	18,450,855	17,910,455	-540,400	-2.93	1,430,490	-10.68
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	52,137,120	51,965,140	-171,980	-0.33	150,660	-0.62
10. Total Non-Agland Real Property	182,340,935	188,842,470	6,501,535	3.57	3,037,182	1.9
11. Irrigated	264,846,280	323,267,125	58,420,845	22.06		
12. Dryland	91,042,725	106,133,290	15,090,565	16.58		
13. Grassland	56,405,440	69,734,845	13,329,405	23.63		
14. Wasteland	253,650	341,670	88,020	34.7		
15. Other Agland	1,413,215	2,900,210	1,486,995	105.22		
16. Total Agricultural Land	413,961,310	502,377,140	88,415,830	21.36		
17. Total Value of All Real Property (Locally Assessed)	596,302,245	691,219,610	94,917,365	15.92	3,037,182	15.41

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	168	MEDIAN:	98	COV:	40.91	95% Median C.I.:	96.16 to 100.44
TOTAL Sales Price:	5,297,337	WGT. MEAN:	96	STD:	41.34	95% Wgt. Mean C.I.:	92.64 to 99.53
TOTAL Adj.Sales Price:	5,312,302	MEAN:	101	AVG.ABS.DEV:	22.55	95% Mean C.I.:	94.80 to 107.30
TOTAL Assessed Value:	5,104,210						
AVG. Adj. Sales Price:	31,620	COD:	22.97	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	30,382	PRD:	105.17	MIN Sales Ratio:	23.45		

(!: AVTot=0)
(!: Derived)

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/02 TO 09/30/02	14	98.21	97.28	99.49	8.04	97.78	81.75	111.65	84.40 to 105.33		26,796	26,659
10/01/02 TO 12/31/02	24	98.75	100.47	98.12	23.08	102.39	28.29	284.67	90.14 to 102.60		26,566	26,066
01/01/03 TO 03/31/03	24	103.19	102.22	100.33	24.27	101.88	44.65	208.20	86.42 to 113.70		26,835	26,923
04/01/03 TO 06/30/03	25	91.48	94.03	92.12	14.22	102.07	50.67	128.71	87.57 to 101.57		38,010	35,015
07/01/03 TO 09/30/03	22	99.11	96.90	98.44	16.18	98.44	24.50	169.74	84.21 to 108.79		28,140	27,701
10/01/03 TO 12/31/03	15	114.39	135.35	112.92	40.42	119.86	24.50	397.60	94.31 to 156.00		24,203	27,331
01/01/04 TO 03/31/04	17	100.76	96.33	101.68	16.34	94.73	45.80	136.56	74.45 to 113.75		39,988	40,660
04/01/04 TO 06/30/04	27	96.12	96.29	83.70	28.96	115.05	23.45	239.90	74.02 to 99.41		38,640	32,340
____Study Years____												
07/01/02 TO 06/30/03	87	97.48	98.59	96.68	19.06	101.98	28.29	284.67	92.33 to 100.66		29,966	28,970
07/01/03 TO 06/30/04	81	99.83	103.70	95.51	26.78	108.57	23.45	397.60	96.38 to 101.60		33,398	31,898
____Calendar Yrs____												
01/01/03 TO 12/31/03	86	99.11	104.26	98.62	24.37	105.71	24.50	397.60	93.61 to 106.27		29,958	29,545
____ALL____												
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44		31,620	30,382

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BRUNSWICK	12	92.05	92.73	95.68	42.30	96.92	24.50	284.67	48.00 to 110.23		20,641	19,750
CLEARWATER	20	97.57	96.41	93.86	20.06	102.72	50.56	162.58	81.06 to 109.18		19,622	18,417
ELGIN	19	99.92	97.41	97.96	13.10	99.43	45.80	156.00	86.42 to 103.52		41,126	40,288
NELIGH	44	100.25	102.35	97.36	15.48	105.13	35.94	169.74	94.31 to 106.86		34,219	33,316
OAKDALE	22	97.49	114.49	106.26	41.38	107.75	23.45	397.60	82.90 to 118.67		10,804	11,480
ORCHARD	16	95.78	113.39	101.67	43.09	111.53	28.29	239.90	71.40 to 154.20		18,946	19,262
ROYAL	1	92.33	92.33	92.33			92.33	92.33	N/A		35,000	32,315
RURAL	19	100.23	92.29	93.87	10.44	98.32	44.65	107.16	88.99 to 101.60		61,760	57,977
TILDEN	15	96.38	93.49	90.09	13.74	103.77	55.70	121.82	84.59 to 107.34		42,386	38,186
____ALL____												
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44		31,620	30,382

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	149	97.96	102.17	96.71	24.55	105.64	23.45	397.60	96.12 to 100.33		27,777	26,863
2	3	100.66	95.93	100.14	4.79	95.80	86.33	100.80	N/A		63,500	63,590
3	16	100.12	91.61	92.66	11.49	98.87	44.65	107.16	88.99 to 102.95		61,434	56,925
____ALL____												
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44		31,620	30,382

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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TOTAL Adj.Sales Price:	5,312,302	MEAN:	101	AVG.ABS.DEV:	22.55	95% Mean C.I.:	94.80 to 107.30
TOTAL Assessed Value:	5,104,210						
AVG. Adj. Sales Price:	31,620	COD:	22.97	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	30,382	PRD:	105.17	MIN Sales Ratio:	23.45		

(!: AVTot=0)
(!: Derived)

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	152	99.60	104.40	97.07	21.42	107.55	23.45	397.60	96.75 to 100.83	33,527	32,546
2	16	63.03	69.19	72.72	40.91	95.15	24.50	117.38	44.65 to 100.23	13,503	9,819
____ALL____											
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	165	98.30	101.24	96.26	23.20	105.18	23.45	397.60	96.27 to 100.66	30,845	29,690
06	2	94.61	94.61	92.29	5.94	102.52	88.99	100.23	N/A	109,625	101,167
07	1	83.29	83.29	83.29			83.29	83.29	N/A	3,500	2,915
____ALL____											
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0004	1	101.60	101.60	101.60			101.60	101.60	N/A	41,000	41,655
02-0006	23	97.67	96.69	93.90	18.32	102.98	50.56	162.58	82.33 to 106.27	28,367	26,635
02-0009	72	98.89	104.06	97.53	23.94	106.69	23.45	397.60	96.12 to 102.93	28,591	27,885
02-0018	19	101.09	100.64	100.15	10.45	100.49	65.37	156.00	93.61 to 107.16	40,134	40,193
02-0035											
02-0049	20	96.16	108.50	98.19	36.67	110.50	28.29	239.90	74.45 to 113.75	25,460	24,998
06-0001											
45-0029											
54-0013											
59-0080	18	97.17	94.35	92.05	12.21	102.51	55.70	121.82	87.33 to 102.95	44,266	40,746
70-0005	15	92.63	91.90	90.52	37.53	101.52	24.50	284.67	59.50 to 105.49	32,780	29,673
NonValid School											
____ALL____											
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

PA&T 2005 R&O Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	168	MEDIAN:	98	COV:	40.91	95% Median C.I.:	96.16 to 100.44
TOTAL Sales Price:	5,297,337	WGT. MEAN:	96	STD:	41.34	95% Wgt. Mean C.I.:	92.64 to 99.53
TOTAL Adj.Sales Price:	5,312,302	MEAN:	101	AVG.ABS.DEV:	22.55	95% Mean C.I.:	94.80 to 107.30
TOTAL Assessed Value:	5,104,210						
AVG. Adj. Sales Price:	31,620	COD:	22.97	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	30,382	PRD:	105.17	MIN Sales Ratio:	23.45		

(!: AVTot=0)
(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	23	86.33	80.66	79.22	38.91	101.82	24.50	165.00	50.67 to 100.23	20,350	16,120
Prior TO 1860	1	112.81	112.81	112.81			112.81	112.81	N/A	27,000	30,460
1860 TO 1899	14	100.78	113.98	107.50	23.09	106.03	81.06	226.30	84.40 to 131.40	14,903	16,021
1900 TO 1919	56	100.23	110.95	97.69	29.36	113.58	45.80	397.60	92.63 to 102.94	24,159	23,600
1920 TO 1939	22	99.74	99.15	94.45	9.86	104.97	65.37	118.67	96.27 to 105.33	33,456	31,599
1940 TO 1949	5	90.14	94.30	88.46	14.82	106.60	73.06	128.71	N/A	32,420	28,678
1950 TO 1959	11	99.67	102.83	101.65	14.27	101.16	68.89	136.63	87.57 to 120.21	44,136	44,863
1960 TO 1969	8	91.27	87.96	85.96	10.84	102.33	66.17	100.18	66.17 to 100.18	35,131	30,198
1970 TO 1979	20	95.16	93.96	96.43	20.48	97.44	23.45	156.00	83.29 to 106.25	43,942	42,372
1980 TO 1989	4	104.92	106.56	106.89	8.98	99.70	93.61	122.78	N/A	85,250	91,120
1990 TO 1994	2	98.39	98.39	98.70	1.56	99.69	96.86	99.92	N/A	93,550	92,337
1995 TO 1999											
2000 TO Present	2	104.95	104.95	101.51	8.37	103.39	96.16	113.74	N/A	92,000	93,392
ALL	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	20	76.58	104.95	104.68	74.78	100.26	24.50	397.60	50.67 to 117.38	2,370	2,481
5000 TO 9999	25	102.93	114.75	111.49	26.10	102.93	23.45	226.30	96.12 to 118.67	7,112	7,929
Total \$											
1 TO 9999	45	100.00	110.40	110.06	42.14	100.31	23.45	397.60	86.80 to 111.00	5,004	5,507
10000 TO 29999	48	101.00	104.26	103.09	17.61	101.14	44.65	239.90	96.72 to 106.27	18,762	19,341
30000 TO 59999	47	95.36	93.80	94.67	15.30	99.08	45.80	156.00	90.67 to 99.67	40,178	38,037
60000 TO 99999	22	99.76	93.28	94.00	12.53	99.24	35.94	122.78	89.69 to 102.95	71,118	66,852
100000 TO 149999	5	97.98	90.85	91.87	9.17	98.88	59.50	100.66	N/A	115,700	106,299
150000 TO 249999	1	88.99	88.99	88.99			88.99	88.99	N/A	155,000	137,935
ALL	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	168	MEDIAN:	98	COV:	40.91	95% Median C.I.:	96.16 to 100.44
TOTAL Sales Price:	5,297,337	WGT. MEAN:	96	STD:	41.34	95% Wgt. Mean C.I.:	92.64 to 99.53
TOTAL Adj.Sales Price:	5,312,302	MEAN:	101	AVG.ABS.DEV:	22.55	95% Mean C.I.:	94.80 to 107.30
TOTAL Assessed Value:	5,104,210						
AVG. Adj. Sales Price:	31,620	COD:	22.97	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	30,382	PRD:	105.17	MIN Sales Ratio:	23.45		

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(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	21	63.00	86.15	72.35	69.91	119.06	23.45	397.60	48.00 to 97.67	2,861	2,070
5000 TO 9999	23	100.13	113.81	103.49	27.72	109.97	60.27	284.67	92.63 to 111.00	7,434	7,694
Total \$											
1 TO 9999	44	93.76	100.61	95.39	41.90	105.47	23.45	397.60	81.06 to 102.60	5,252	5,010
10000 TO 29999	63	97.96	102.41	91.56	22.38	111.85	35.94	239.90	93.47 to 103.98	22,067	20,205
30000 TO 59999	35	98.37	99.36	95.14	14.01	104.44	55.70	156.00	92.33 to 101.60	45,124	42,930
60000 TO 99999	20	100.60	100.68	99.89	6.22	100.78	77.25	113.74	96.86 to 106.25	69,155	69,082
100000 TO 149999	6	98.95	101.08	99.74	6.78	101.35	88.99	122.78	88.99 to 122.78	121,416	121,095
ALL											
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	86.33	80.66	79.22	38.91	101.82	24.50	165.00	50.67 to 100.23	20,350	16,120
20	64	100.06	112.76	101.23	29.91	111.39	23.45	397.60	93.61 to 105.33	21,771	22,038
30	77	97.98	97.55	96.66	13.27	100.93	55.70	197.50	96.16 to 101.57	41,943	40,541
40	4	91.97	98.30	90.98	19.61	108.05	77.25	132.00	N/A	55,312	50,322
ALL											
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	86.33	80.66	79.22	38.91	101.82	24.50	165.00	50.67 to 100.23	20,350	16,120
100	9	96.12	88.99	97.64	28.35	91.14	23.45	132.00	60.00 to 128.71	21,644	21,132
101	88	98.21	105.75	96.91	22.98	109.12	45.80	397.60	93.61 to 100.80	36,573	35,443
102	11	103.52	112.86	107.54	12.19	104.95	94.67	136.56	99.53 to 136.42	30,863	33,190
104	36	97.51	102.31	97.51	16.70	104.92	50.56	197.50	93.47 to 104.83	28,373	27,667
111	1	90.16	90.16	90.16			90.16	90.16	N/A	70,000	63,110
ALL											
	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	168	MEDIAN:	98	COV:	40.91	95% Median C.I.:	96.16 to 100.44
TOTAL Sales Price:	5,297,337	WGT. MEAN:	96	STD:	41.34	95% Wgt. Mean C.I.:	92.64 to 99.53
TOTAL Adj.Sales Price:	5,312,302	MEAN:	101	AVG.ABS.DEV:	22.55	95% Mean C.I.:	94.80 to 107.30
TOTAL Assessed Value:	5,104,210						
AVG. Adj. Sales Price:	31,620	COD:	22.97	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	30,382	PRD:	105.17	MIN Sales Ratio:	23.45		

(!: AVTot=0)
(!: Derived)

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	23	86.33	80.66	79.22	38.91	101.82	24.50	165.00	50.67 to 100.23	20,350	16,120
10	6	76.58	74.77	77.43	18.44	96.56	50.56	96.27	50.56 to 96.27	3,833	2,968
20	40	103.22	119.44	101.64	33.51	117.51	23.45	397.60	100.00 to 112.14	12,325	12,526
30	86	97.87	99.50	96.69	15.66	102.90	55.70	239.90	92.63 to 100.66	42,240	40,843
40	12	100.94	103.99	101.57	7.94	102.39	84.59	136.42	96.86 to 109.74	54,550	55,404
50	1	90.67	90.67	90.67			90.67	90.67	N/A	41,000	37,175
ALL	168	98.17	101.05	96.08	22.97	105.17	23.45	397.60	96.16 to 100.44	31,620	30,382

PA&T 2005 R&O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	2	192.35	192.35	105.14	50.11	182.95	95.96	288.75	N/A		12,600	13,247
10/01/01 TO 12/31/01	1	92.57	92.57	92.57			92.57	92.57	N/A		34,500	31,935
01/01/02 TO 03/31/02	2	134.69	134.69	141.74	11.96	95.03	118.58	150.80	N/A		13,915	19,722
04/01/02 TO 06/30/02	3	109.93	111.17	123.56	11.24	89.98	93.25	130.33	N/A		18,700	23,105
07/01/02 TO 09/30/02												
10/01/02 TO 12/31/02	2	89.68	89.68	93.86	6.34	95.55	84.00	95.37	N/A		37,750	35,432
01/01/03 TO 03/31/03	1	142.50	142.50	142.50			142.50	142.50	N/A		1,000	1,425
04/01/03 TO 06/30/03	5	63.33	63.93	70.58	11.03	90.57	53.25	75.06	N/A		31,520	22,248
07/01/03 TO 09/30/03	6	80.33	83.57	56.75	46.59	147.26	18.06	160.40	18.06 to 160.40		118,650	67,334
10/01/03 TO 12/31/03	2	81.64	81.64	81.88	10.03	99.70	73.45	89.83	N/A		28,650	23,460
01/01/04 TO 03/31/04												
04/01/04 TO 06/30/04	6	96.12	99.58	91.13	24.09	109.28	50.00	154.38	50.00 to 154.38		36,472	33,236
____Study Years____												
07/01/01 TO 06/30/02	8	114.26	135.02	116.40	32.47	115.99	92.57	288.75	92.57 to 288.75		17,953	20,898
07/01/02 TO 06/30/03	8	72.81	80.19	78.40	26.15	102.28	53.25	142.50	53.25 to 142.50		29,262	22,941
07/01/03 TO 06/30/04	14	91.25	90.16	65.82	30.39	136.97	18.06	160.40	52.37 to 115.63		70,574	46,453
____Calendar Yrs____												
01/01/02 TO 12/31/02	7	109.93	111.75	112.67	16.52	99.19	84.00	150.80	84.00 to 150.80		22,775	25,660
01/01/03 TO 12/31/03	14	72.01	80.49	60.74	35.79	132.50	18.06	160.40	53.25 to 109.93		66,271	40,256
____ALL____												
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93		45,525	33,368

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
BRUNSWICK	2	104.44	104.44	108.17	10.71	96.55	93.25	115.63	N/A		3,000	3,245
CLEARWATER	6	120.36	133.42	121.75	53.00	109.59	53.25	288.75	53.25 to 288.75		5,616	6,838
NELIGH	12	92.61	98.92	90.92	22.32	108.80	68.00	154.38	73.45 to 130.33		40,316	36,657
OAKDALE	2	57.85	57.85	52.38	9.47	110.44	52.37	63.33	N/A		300,300	157,305
ORCHARD	3	109.93	101.71	89.68	7.48	113.41	85.26	109.93	N/A		55,779	50,023
ROYAL	1	18.06	18.06	18.06			18.06	18.06	N/A		25,000	4,515
RURAL	3	84.00	84.19	84.62	27.22	99.49	50.00	118.58	N/A		8,443	7,145
TILDEN	1	95.96	95.96	95.96			95.96	95.96	N/A		24,000	23,030
____ALL____												
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93		45,525	33,368

PA&T 2005 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

(!: AVTot=0)
(!: Derived)

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	92.96	101.43	72.27	35.32	140.35	18.06	288.75	73.45 to 109.93	49,632	35,870
2	2	101.29	101.29	99.19	17.07	102.12	84.00	118.58	N/A	8,915	8,842
3	2	72.01	72.01	88.28	30.57	81.57	50.00	94.02	N/A	28,750	25,380
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	22	93.63	105.23	73.25	32.09	143.67	18.06	288.75	84.00 to 109.93	59,219	43,377
2	8	65.67	83.59	74.32	42.01	112.47	50.00	142.50	50.00 to 142.50	7,866	5,846
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0004											
02-0006	6	120.36	133.42	121.75	53.00	109.59	53.25	288.75	53.25 to 288.75	5,616	6,838
02-0009	15	92.57	94.76	69.93	24.74	135.50	52.37	154.38	70.56 to 118.58	72,815	50,918
02-0018	1	50.00	50.00	50.00			50.00	50.00	N/A	7,500	3,750
02-0035											
02-0049	5	85.26	81.44	80.55	27.64	101.10	18.06	109.93	N/A	40,467	32,597
06-0001											
45-0029											
54-0013											
59-0080	1	95.96	95.96	95.96			95.96	95.96	N/A	24,000	23,030
70-0005	2	104.44	104.44	108.17	10.71	96.55	93.25	115.63	N/A	3,000	3,245
NonValid School											
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 R&O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
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(!: AVTot=0)
(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	60.38	66.99	73.62	22.24	91.00	50.00	109.93	50.00 to 109.93	10,850	7,987
Prior TO 1860											
1860 TO 1899	2	111.79	111.79	128.53	16.59	86.98	93.25	130.33	N/A	20,550	26,412
1900 TO 1919	8	97.09	132.90	107.19	41.35	123.98	89.83	288.75	89.83 to 288.75	19,200	20,580
1920 TO 1939	3	115.63	122.69	112.70	9.39	108.86	109.93	142.50	N/A	6,666	7,513
1940 TO 1949	1	70.56	70.56	70.56			70.56	70.56	N/A	112,500	79,385
1950 TO 1959	2	106.39	106.39	55.01	50.77	193.41	52.37	160.40	N/A	307,500	169,145
1960 TO 1969	3	84.00	81.44	83.23	4.05	97.85	75.06	85.26	N/A	60,779	50,586
1970 TO 1979	3	73.45	61.84	69.99	34.47	88.37	18.06	94.02	N/A	34,266	23,981
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	95.37	95.37	95.37			95.37	95.37	N/A	65,500	62,465
2000 TO Present	1	118.58	118.58	118.58			118.58	118.58	N/A	7,830	9,285
ALL											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	104.44	126.81	111.95	53.12	113.28	57.43	288.75	57.43 to 288.75	2,050	2,295
5000 TO 9999	4	75.73	80.01	81.56	37.48	98.11	50.00	118.58	N/A	7,082	5,776
Total \$											
1 TO 9999	10	95.73	108.09	90.76	46.63	119.10	50.00	288.75	53.25 to 142.50	4,063	3,687
10000 TO 29999	11	95.96	103.58	97.28	31.02	106.48	18.06	160.40	73.45 to 154.38	19,881	19,340
30000 TO 59999	5	92.57	91.99	93.29	17.56	98.61	68.00	130.33	N/A	38,220	35,655
60000 TO 99999	1	95.37	95.37	95.37			95.37	95.37	N/A	65,500	62,465
100000 TO 149999	2	77.91	77.91	78.64	9.43	99.07	70.56	85.26	N/A	124,918	98,237
500000 +	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
ALL											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 R&O Statistics

Base Stat

PAGE: 4 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

(!: AVTot=0)
(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	63.33	98.02	49.67	80.94	197.36	18.06	288.75	50.00 to 142.50	5,644	2,803
5000 TO 9999	3	98.21	100.27	98.91	11.74	101.37	84.00	118.58	N/A	8,276	8,186
Total \$											
1 TO 9999	12	88.63	98.58	65.83	49.92	149.75	18.06	288.75	53.25 to 118.58	6,302	4,149
10000 TO 29999	10	94.31	102.96	94.31	24.56	109.18	68.00	160.40	73.45 to 154.38	23,120	21,804
30000 TO 59999	4	112.18	116.93	111.47	21.07	104.90	92.57	150.80	N/A	35,900	40,016
60000 TO 99999	2	82.97	82.97	79.69	14.95	104.11	70.56	95.37	N/A	89,000	70,925
100000 TO 149999	1	85.26	85.26	85.26			85.26	85.26	N/A	137,337	117,090
250000 TO 499999	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
ALL											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	60.38	68.43	70.29	24.63	97.35	50.00	118.58	50.00 to 118.58	9,655	6,786
10	3	130.33	176.34	128.24	45.73	137.51	109.93	288.75	N/A	18,433	23,638
15	1	84.00	84.00	84.00			84.00	84.00	N/A	10,000	8,400
20	19	94.02	100.42	88.21	24.21	113.83	18.06	160.40	85.26 to 115.63	33,817	29,831
25	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
ALL											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

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Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

(!: AVTot=0)
(!: Derived)

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	57.43	58.40	62.74	9.78	93.08	50.00	68.00	N/A	10,020	6,287
300	1	89.83	89.83	89.83			89.83	89.83	N/A	29,500	26,500
319	1	70.56	70.56	70.56			70.56	70.56	N/A	112,500	79,385
337	1	93.25	93.25	93.25			93.25	93.25	N/A	2,000	1,865
343	1	130.33	130.33	130.33			130.33	130.33	N/A	39,100	50,960
344	5	95.96	110.08	103.62	16.34	106.24	92.66	150.80	N/A	27,580	28,578
350	1	75.06	75.06	75.06			75.06	75.06	N/A	35,000	26,270
353	2	95.39	95.39	93.52	2.96	102.00	92.57	98.21	N/A	20,750	19,405
381	1	84.00	84.00	84.00			84.00	84.00	N/A	10,000	8,400
384	1	154.38	154.38	154.38			154.38	154.38	N/A	13,000	20,070
386	1	94.02	94.02	94.02			94.02	94.02	N/A	50,000	47,010
406	3	142.50	183.28	141.33	39.81	129.68	118.58	288.75	N/A	3,343	4,725
420	2	109.93	109.93	109.93	0.00	100.00	109.93	109.93	N/A	15,000	16,490
421	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
446	1	160.40	160.40	160.40			160.40	160.40	N/A	15,000	24,060
528	1	18.06	18.06	18.06			18.06	18.06	N/A	25,000	4,515
531	2	79.36	79.36	83.27	7.44	95.30	73.45	85.26	N/A	82,568	68,755
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368
04											
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	118	MEDIAN:	77	COV:	23.25	95% Median C.I.:	74.97 to 80.55	(! : Derived)
(AgLand) TOTAL Sales Price:	19,866,518	WGT. MEAN:	76	STD:	18.16	95% Wgt. Mean C.I.:	72.51 to 80.27	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,379,909	MEAN:	78	AVG.ABS.DEV:	13.40	95% Mean C.I.:	74.84 to 81.39	
(AgLand) TOTAL Assessed Value:	15,567,925							
AVG. Adj. Sales Price:	172,711	COD:	17.44	MAX Sales Ratio:	138.15			
AVG. Assessed Value:	131,931	PRD:	102.26	MIN Sales Ratio:	7.38			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Qrtrs____											
07/01/01 TO 09/30/01	2	65.94	65.94	77.26	41.67	85.35	38.46	93.42	N/A	136,011	105,077
10/01/01 TO 12/31/01	5	80.74	81.97	88.20	7.99	92.93	69.19	97.70	N/A	144,777	127,698
01/01/02 TO 03/31/02	20	81.38	83.81	82.84	16.69	101.18	51.46	138.15	74.15 to 93.79	165,146	136,806
04/01/02 TO 06/30/02	8	85.46	88.87	91.03	16.73	97.62	59.80	115.91	59.80 to 115.91	132,773	120,864
07/01/02 TO 09/30/02	2	81.54	81.54	81.17	20.43	100.45	64.88	98.20	N/A	46,012	37,350
10/01/02 TO 12/31/02	12	84.67	79.72	76.71	14.61	103.93	50.52	104.13	65.43 to 91.80	162,922	124,975
01/01/03 TO 03/31/03	9	75.27	70.27	64.28	26.21	109.31	7.38	118.95	56.73 to 86.51	150,263	96,596
04/01/03 TO 06/30/03	9	89.98	87.05	90.29	12.17	96.41	70.96	111.32	72.86 to 96.63	134,756	121,665
07/01/03 TO 09/30/03	2	108.69	108.69	109.60	7.15	99.17	100.92	116.46	N/A	68,000	74,530
10/01/03 TO 12/31/03	15	73.97	73.45	73.71	11.65	99.65	55.19	95.63	62.97 to 81.54	177,772	131,036
01/01/04 TO 03/31/04	20	72.37	72.21	71.78	12.61	100.60	47.74	107.58	65.15 to 76.54	247,797	177,861
04/01/04 TO 06/30/04	14	76.44	70.68	68.19	16.38	103.66	46.55	97.76	55.26 to 78.93	189,147	128,973
____Study Years____											
07/01/01 TO 06/30/02	35	81.27	83.68	84.90	16.66	98.56	38.46	138.15	77.50 to 89.66	153,171	130,048
07/01/02 TO 06/30/03	32	80.95	79.24	76.72	18.74	103.27	7.38	118.95	70.96 to 91.39	144,133	110,586
07/01/03 TO 06/30/04	51	74.05	73.59	71.85	14.92	102.41	46.55	116.46	66.67 to 76.61	204,051	146,617
____Calendar Yrs____											
01/01/02 TO 12/31/02	42	82.21	83.50	82.30	16.59	101.45	50.52	138.15	76.96 to 89.66	152,671	125,653
01/01/03 TO 12/31/03	35	76.08	78.14	75.99	18.62	102.83	7.38	118.95	73.74 to 83.73	153,364	116,541
____ALL____											
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

PA&T 2005 R&O Statistics

Base Stat

PAGE:2 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	118	MEDIAN:	77	COV:	23.25	95% Median C.I.:	74.97 to 80.55	(!: Derived)
(AgLand) TOTAL Sales Price:	19,866,518	WGT. MEAN:	76	STD:	18.16	95% Wgt. Mean C.I.:	72.51 to 80.27	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,379,909	MEAN:	78	AVG.ABS.DEV:	13.40	95% Mean C.I.:	74.84 to 81.39	
(AgLand) TOTAL Assessed Value:	15,567,925							
AVG. Adj. Sales Price:	172,711	COD:	17.44	MAX Sales Ratio:	138.15			
AVG. Assessed Value:	131,931	PRD:	102.26	MIN Sales Ratio:	7.38			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
1003	9	76.96	75.60	72.92	20.57	103.67	50.52	116.46	56.57 to 95.30		193,185	140,879
1005	4	68.82	67.37	68.97	6.17	97.68	57.78	74.05	N/A		171,782	118,482
1007	6	73.06	76.50	73.89	14.40	103.53	65.25	100.92	65.25 to 100.92		132,305	97,762
1009	3	97.76	95.64	98.51	10.47	97.09	79.23	109.94	N/A		118,350	116,590
1211	9	84.61	81.00	75.87	14.17	106.76	55.26	104.13	64.21 to 95.86		146,655	111,266
1213	3	82.97	97.99	107.29	26.23	91.33	72.86	138.15	N/A		117,933	126,530
1215	2	73.00	73.00	68.24	10.35	106.98	65.45	80.55	N/A		588,750	401,755
1217	5	75.56	81.48	84.34	16.47	96.61	59.80	107.37	N/A		188,441	158,940
1279	5	86.51	83.12	83.05	13.03	100.08	59.75	96.63	N/A		191,015	158,637
1281	7	78.53	80.66	79.91	15.92	100.95	46.55	107.58	46.55 to 107.58		163,840	130,917
1283	7	78.17	79.89	79.23	11.59	100.83	65.15	99.73	65.15 to 99.73		145,765	115,495
1285	2	60.94	60.94	60.84	4.20	100.18	58.38	63.50	N/A		230,325	140,120
1487	8	86.27	85.71	81.03	13.58	105.78	63.74	111.32	63.74 to 111.32		179,546	145,486
1489	4	79.24	62.73	58.97	26.12	106.37	7.38	85.04	N/A		257,750	151,996
1491	7	76.20	83.41	85.32	17.52	97.76	59.14	115.91	59.14 to 115.91		123,675	105,522
1493	4	66.12	64.20	64.41	16.80	99.68	47.74	76.82	N/A		130,275	83,908
1559	2	99.08	99.08	98.96	4.68	100.11	94.44	103.71	N/A		243,150	240,630
1561	7	73.97	73.56	73.18	7.09	100.51	62.97	88.60	62.97 to 88.60		267,147	195,510
1563	2	79.37	79.37	76.86	17.70	103.26	65.32	93.42	N/A		233,725	179,647
1565	3	55.19	64.32	72.76	17.45	88.39	54.44	83.32	N/A		187,280	136,273
935	8	80.43	80.23	81.16	18.41	98.85	53.89	118.95	53.89 to 118.95		102,112	82,871
937	5	75.18	68.23	72.49	13.04	94.12	38.46	82.21	N/A		185,330	134,342
939	1	51.46	51.46	51.46			51.46	51.46	N/A		160,000	82,335
941	5	77.50	81.49	80.94	11.98	100.67	64.88	98.20	N/A		57,095	46,215
ALL												
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55		172,711	131,931

AREA (MARKET)

											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
1	43	76.96	79.89	77.91	19.13	102.54	50.52	138.15	68.46 to 84.61		204,480	159,320
2	20	79.64	77.30	76.24	16.91	101.40	47.74	111.32	63.74 to 91.80		190,370	145,135
3	25	76.20	77.22	73.99	17.42	104.36	7.38	115.91	73.80 to 86.51		194,751	144,097
4	21	76.87	76.01	75.32	15.64	100.92	38.46	118.95	70.01 to 82.21		106,194	79,983
5	9	78.17	78.81	78.18	12.35	100.80	58.45	99.73	65.15 to 95.86		75,663	59,152
ALL												
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55		172,711	131,931

PA&T 2005 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	15,567,925							
AVG. Adj. Sales Price:	172,711	COD:	17.44	MAX Sales Ratio:	138.15			
AVG. Assessed Value:	131,931	PRD:	102.26	MIN Sales Ratio:	7.38			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931
____ALL____											
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0004	6	70.66	69.86	68.70	8.44	101.69	57.78	80.55	57.78 to 80.55	315,787	216,940
02-0006	14	75.44	78.15	74.80	18.51	104.48	55.26	138.15	63.50 to 84.61	184,045	137,661
02-0009	17	75.56	78.64	80.67	14.59	97.48	46.55	107.58	67.24 to 96.08	167,217	134,896
02-0018	29	77.54	79.70	76.99	18.06	103.51	7.38	115.91	74.15 to 91.80	202,503	155,910
02-0035	2	92.43	92.43	89.15	16.17	103.68	77.48	107.37	N/A	296,875	264,660
02-0049	23	79.23	79.65	80.83	16.04	98.54	38.46	118.95	72.02 to 85.18	132,177	106,838
06-0001	1	62.97	62.97	62.97			62.97	62.97	N/A	334,400	210,580
45-0029	2	102.90	102.90	105.51	6.84	97.52	95.86	109.94	N/A	35,000	36,930
54-0013	4	77.18	73.95	67.54	12.68	109.50	51.46	89.98	N/A	88,363	59,677
59-0080	8	66.77	69.58	70.71	19.94	98.40	47.74	94.44	47.74 to 94.44	147,746	104,476
70-0005	12	73.07	76.51	72.78	21.56	105.13	50.52	116.46	56.73 to 95.30	134,966	98,233
NonValid School											
____ALL____											
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	56.73	56.73	56.73			56.73	56.73	N/A	18,500	10,495
30.01 TO 50.00	12	74.72	75.17	73.21	12.98	102.67	58.45	95.86	64.88 to 84.73	40,300	29,505
50.01 TO 100.00	19	78.88	85.16	82.33	14.79	103.43	64.28	116.46	76.20 to 98.20	80,389	66,185
100.01 TO 180.00	67	75.27	75.13	74.04	19.08	101.47	7.38	138.15	68.55 to 80.55	196,491	145,484
180.01 TO 330.00	16	87.00	85.58	84.30	14.47	101.51	53.89	111.32	73.97 to 97.70	227,050	191,409
330.01 TO 650.00	3	83.32	79.27	73.16	9.44	108.36	65.45	89.04	N/A	517,550	378,615
____ALL____											
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	118	MEDIAN:	77	COV:	23.25	95% Median C.I.:	74.97 to 80.55	(!: Derived)
(AgLand) TOTAL Sales Price:	19,866,518	WGT. MEAN:	76	STD:	18.16	95% Wgt. Mean C.I.:	72.51 to 80.27	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,379,909	MEAN:	78	AVG.ABS.DEV:	13.40	95% Mean C.I.:	74.84 to 81.39	
(AgLand) TOTAL Assessed Value:	15,567,925							
AVG. Adj. Sales Price:	172,711	COD:	17.44	MAX Sales Ratio:	138.15			
AVG. Assessed Value:	131,931	PRD:	102.26	MIN Sales Ratio:	7.38			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	74.45	71.08	59.01	24.99	120.47	7.38	109.94	56.57 to 94.80	153,212	90,403
DRY-N/A	31	76.54	78.32	75.83	15.12	103.27	46.55	115.91	70.96 to 85.04	129,292	98,048
GRASS	11	75.56	75.15	76.48	11.22	98.26	56.73	95.86	59.80 to 93.61	67,411	51,554
GRASS-N/A	24	78.08	74.77	75.97	17.83	98.42	38.46	111.32	57.78 to 84.49	129,321	98,239
IRRGTD	2	76.45	76.45	75.23	3.24	101.61	73.97	78.93	N/A	314,000	236,232
IRRGTD-N/A	38	80.91	83.23	79.98	17.91	104.06	55.26	138.15	74.97 to 89.66	264,737	211,743
ALL	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	31	73.80	71.97	65.80	16.27	109.37	7.38	109.94	65.43 to 76.87	130,545	85,900
DRY-N/A	12	91.60	87.48	81.20	12.84	107.73	46.55	115.91	76.08 to 99.73	149,975	121,786
GRASS	19	75.56	71.69	71.98	14.85	99.59	38.46	95.86	57.78 to 79.23	68,723	49,469
GRASS-N/A	16	80.43	78.68	78.16	16.47	100.66	51.46	111.32	67.24 to 89.04	158,718	124,058
IRRGTD	30	80.37	83.68	80.56	18.52	103.87	58.38	138.15	73.97 to 94.44	278,721	224,539
IRRGTD-N/A	10	78.61	80.52	76.62	14.30	105.09	55.26	118.95	64.21 to 93.42	232,640	178,253
ALL	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	43	76.20	76.30	70.54	17.78	108.16	7.38	115.91	70.96 to 81.54	135,968	95,915
GRASS	33	75.56	74.46	75.77	16.79	98.27	38.46	111.32	67.24 to 82.21	111,301	84,335
GRASS-N/A	2	81.92	81.92	82.29	3.98	99.55	78.66	85.18	N/A	86,150	70,895
IRRGTD	40	79.74	82.89	79.70	17.52	104.00	55.26	138.15	74.97 to 88.60	267,201	212,968
ALL	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	118	MEDIAN:	77	COV:	23.25	95% Median C.I.:	74.97 to 80.55	(!: Derived)
(AgLand) TOTAL Sales Price:	19,866,518	WGT. MEAN:	76	STD:	18.16	95% Wgt. Mean C.I.:	72.51 to 80.27	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,379,909	MEAN:	78	AVG.ABS.DEV:	13.40	95% Mean C.I.:	74.84 to 81.39	
(AgLand) TOTAL Assessed Value:	15,567,925							
AVG. Adj. Sales Price:	172,711	COD:	17.44	MAX Sales Ratio:	138.15			
AVG. Assessed Value:	131,931	PRD:	102.26	MIN Sales Ratio:	7.38			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	5	78.53	77.11	77.60	10.99	99.37	56.73	95.86	N/A	19,310	14,985
30000 TO 59999	12	76.22	78.79	78.32	18.95	100.61	57.11	109.94	59.14 to 98.20	48,427	37,927
60000 TO 99999	25	77.54	79.54	79.41	15.65	100.17	38.46	116.46	74.23 to 85.18	76,618	60,840
100000 TO 149999	14	77.18	80.70	79.97	19.34	100.91	53.89	118.95	59.80 to 95.30	127,300	101,807
150000 TO 249999	38	80.65	81.54	81.95	16.35	99.49	47.74	138.15	74.05 to 89.04	201,644	165,255
250000 TO 499999	23	72.71	69.74	70.22	18.05	99.32	7.38	97.76	63.74 to 77.48	320,959	225,370
500000 +	1	65.45	65.45	65.45			65.45	65.45	N/A	960,000	628,305
ALL _____	_____										
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	9	75.21	67.53	34.46	21.30	195.99	7.38	95.86	56.73 to 84.73	57,972	19,975
30000 TO 59999	19	74.23	73.90	71.89	19.17	102.79	38.46	109.94	58.45 to 89.98	60,811	43,717
60000 TO 99999	25	77.50	77.85	73.68	16.45	105.67	47.74	116.46	72.02 to 84.49	103,022	75,904
100000 TO 149999	19	73.80	77.17	73.41	17.53	105.13	50.52	118.95	65.43 to 85.04	173,985	127,715
150000 TO 249999	36	81.40	82.53	80.19	16.10	102.93	46.55	138.15	75.02 to 89.66	239,609	192,131
250000 TO 499999	9	81.81	84.04	83.09	10.36	101.15	72.71	97.76	73.97 to 97.70	359,501	298,695
500000 +	1	65.45	65.45	65.45			65.45	65.45	N/A	960,000	628,305
ALL _____	_____										
	118	76.84	78.11	76.39	17.44	102.26	7.38	138.15	74.97 to 80.55	172,711	131,931

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	43.60	95% Median C.I.:	92.41 to 101.21
TOTAL Sales Price:	5,122,337	WGT. MEAN:	93	STD:	43.91	95% Wgt. Mean C.I.:	88.86 to 97.14
TOTAL Adj.Sales Price:	5,137,302	MEAN:	101	AVG.ABS.DEV:	26.38	95% Mean C.I.:	94.03 to 107.39
TOTAL Assessed Value:	4,777,670						
AVG. Adj. Sales Price:	30,947	COD:	26.99	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	28,781	PRD:	108.30	MIN Sales Ratio:	24.50		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	14	98.21	96.25	98.35	9.09	97.87	79.97	111.65	83.56 to 105.33	26,796	26,353
10/01/02 TO 12/31/02	24	99.76	105.36	97.17	28.75	108.43	28.29	284.67	84.65 to 102.94	26,566	25,814
01/01/03 TO 03/31/03	24	97.65	101.19	97.96	25.87	103.30	44.65	208.20	86.42 to 112.14	26,835	26,286
04/01/03 TO 06/30/03	25	90.67	91.62	85.99	16.79	106.55	50.67	128.71	82.33 to 101.57	38,010	32,684
07/01/03 TO 09/30/03	21	101.66	100.48	100.77	23.09	99.71	24.50	169.74	84.21 to 111.22	25,909	26,110
10/01/03 TO 12/31/03	15	116.94	136.66	114.17	39.89	119.70	24.50	397.60	94.31 to 156.00	24,203	27,633
01/01/04 TO 03/31/04	17	92.41	89.70	91.14	22.28	98.41	45.80	136.56	64.06 to 107.12	39,988	36,447
04/01/04 TO 06/30/04	26	89.42	93.79	80.44	37.07	116.60	25.18	250.50	68.89 to 104.17	36,280	29,183
-----Study Years-----											
07/01/02 TO 06/30/03	87	96.86	98.79	93.46	21.75	105.71	28.29	284.67	90.39 to 100.33	29,966	28,005
07/01/03 TO 06/30/04	79	99.92	102.83	92.53	32.08	111.13	24.50	397.60	89.69 to 106.86	32,028	29,635
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	85	99.92	104.46	96.38	27.39	108.39	24.50	397.60	91.79 to 108.79	29,428	28,362
-----ALL-----											
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRUNSWICK	13	91.48	91.74	89.02	46.76	103.05	24.50	284.67	41.28 to 110.74	22,207	19,770
CLEARWATER	20	98.83	102.32	96.26	24.51	106.29	50.56	203.28	82.33 to 111.00	19,622	18,888
ELGIN	19	99.92	97.41	97.96	13.10	99.43	45.80	156.00	86.42 to 103.52	41,126	40,288
NELIGH	44	100.25	100.10	94.89	17.73	105.49	35.78	169.74	91.79 to 106.86	34,219	32,469
OAKDALE	22	109.19	123.13	117.79	40.76	104.54	25.18	397.60	91.35 to 137.38	10,804	12,726
ORCHARD	16	86.78	103.08	89.16	44.42	115.62	28.29	208.20	64.06 to 132.17	18,946	16,892
ROYAL	1	94.99	94.99	94.99			94.99	94.99	N/A	35,000	33,245
RURAL	16	85.49	85.59	84.77	16.66	100.97	44.65	116.94	72.84 to 102.88	59,840	50,726
TILDEN	15	88.79	93.45	87.07	21.72	107.32	55.70	153.93	76.53 to 112.14	42,386	36,907
-----ALL-----											
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	149	99.67	102.74	95.42	27.16	107.67	24.50	397.60	94.99 to 101.66	27,777	26,504
2	3	86.33	95.97	94.88	12.47	101.15	84.65	116.94	N/A	63,500	60,251
3	14	81.50	80.20	80.18	20.51	100.03	41.28	107.16	63.07 to 102.88	57,710	46,270
-----ALL-----											
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	43.60	95% Median C.I.:	92.41 to 101.21
TOTAL Sales Price:	5,122,337	WGT. MEAN:	93	STD:	43.91	95% Wgt. Mean C.I.:	88.86 to 97.14
TOTAL Adj.Sales Price:	5,137,302	MEAN:	101	AVG.ABS.DEV:	26.38	95% Mean C.I.:	94.03 to 107.39
TOTAL Assessed Value:	4,777,670						
AVG. Adj. Sales Price:	30,947	COD:	26.99	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	28,781	PRD:	108.30	MIN Sales Ratio:	24.50		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	150	99.75	104.26	94.25	25.45	110.62	25.18	397.60	94.99 to 102.41	32,808	30,921
2	16	63.03	67.48	64.57	38.19	104.50	24.50	117.38	44.65 to 97.67	13,503	8,719
_____ALL_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	163	98.13	101.20	94.08	26.94	107.56	24.50	397.60	94.31 to 101.44	30,150	28,366
06	2	70.03	70.03	68.87	4.01	101.69	67.22	72.84	N/A	109,625	75,497
07	1	83.29	83.29	83.29			83.29	83.29	N/A	3,500	2,915
_____ALL_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0004	1	41.28	41.28	41.28			41.28	41.28	N/A	41,000	16,925
02-0006	23	97.67	100.39	88.61	23.69	113.29	50.56	203.28	82.33 to 109.18	28,367	25,136
02-0009	72	100.58	104.89	95.86	27.15	109.42	25.18	397.60	95.36 to 106.86	28,591	27,407
02-0018	19	101.09	100.64	100.15	10.45	100.49	65.37	156.00	93.61 to 107.16	40,134	40,193
02-0035											
02-0049	19	83.18	98.96	85.30	41.70	116.01	28.29	208.20	64.06 to 101.21	22,852	19,493
06-0001											
45-0029											
54-0013											
59-0080	18	90.78	95.22	90.47	20.46	105.25	55.70	153.93	79.13 to 112.14	44,266	40,048
70-0005	14	87.25	93.56	90.45	43.42	103.43	24.50	284.67	48.00 to 110.74	27,978	25,307
NonValid School											
_____ALL_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	43.60	95% Median C.I.:	92.41 to 101.21
TOTAL Sales Price:	5,122,337	WGT. MEAN:	93	STD:	43.91	95% Wgt. Mean C.I.:	88.86 to 97.14
TOTAL Adj.Sales Price:	5,137,302	MEAN:	101	AVG.ABS.DEV:	26.38	95% Mean C.I.:	94.03 to 107.39
TOTAL Assessed Value:	4,777,670						
AVG. Adj. Sales Price:	30,947	COD:	26.99	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	28,781	PRD:	108.30	MIN Sales Ratio:	24.50		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	21	72.84	79.44	74.62	46.95	106.46	24.50	165.00	48.00 to 106.27	13,954	10,412
Prior TO 1860	1	125.04	125.04	125.04			125.04	125.04	N/A	27,000	33,760
1860 TO 1899	14	107.53	127.39	115.83	31.51	109.98	79.97	250.50	91.35 to 169.74	14,903	17,262
1900 TO 1919	56	99.68	108.23	91.80	33.38	117.89	41.28	397.60	86.80 to 102.94	24,159	22,179
1920 TO 1939	22	102.72	98.15	89.83	12.45	109.26	59.87	130.72	89.16 to 110.17	33,456	30,055
1940 TO 1949	5	90.14	94.30	88.46	14.82	106.60	73.06	128.71	N/A	32,420	28,678
1950 TO 1959	11	99.67	101.59	100.81	15.51	100.78	68.89	136.63	77.87 to 120.21	44,136	44,493
1960 TO 1969	8	84.38	81.34	73.69	18.89	110.39	35.78	105.78	35.78 to 105.78	35,131	25,886
1970 TO 1979	20	91.94	93.73	95.13	22.90	98.53	25.18	156.00	81.36 to 108.79	43,942	41,801
1980 TO 1989	4	101.40	102.56	101.11	13.24	101.43	84.65	122.78	N/A	85,250	86,195
1990 TO 1994	2	98.39	98.39	98.70	1.56	99.69	96.86	99.92	N/A	93,550	92,337
1995 TO 1999											
2000 TO Present	2	100.32	100.32	95.07	13.37	105.52	86.91	113.74	N/A	92,000	87,467
ALL	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	20	76.58	106.34	106.92	76.58	99.45	24.50	397.60	50.67 to 117.38	2,370	2,534
5000 TO 10000	29	105.78	120.54	118.72	32.87	101.53	25.18	250.50	100.00 to 128.71	7,510	8,916
Total \$											
1 TO 9999	45	102.60	114.83	117.12	45.50	98.05	24.50	397.60	86.80 to 117.38	5,004	5,861
10000 TO 29999	48	102.68	104.78	103.87	18.71	100.87	44.65	205.35	96.75 to 107.16	18,762	19,488
30000 TO 59999	47	91.79	89.73	90.06	19.48	99.64	35.78	156.00	82.33 to 99.41	40,178	36,185
60000 TO 99999	21	89.69	88.97	89.53	18.39	99.37	35.94	122.78	76.53 to 108.80	70,933	63,507
100000 TO 149999	4	92.20	92.24	91.93	7.01	100.34	84.65	99.92	N/A	119,625	109,973
150000 TO 249999	1	67.22	67.22	67.22			67.22	67.22	N/A	155,000	104,195
ALL	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	43.60	95% Median C.I.:	92.41 to 101.21
TOTAL Sales Price:	5,122,337	WGT. MEAN:	93	STD:	43.91	95% Wgt. Mean C.I.:	88.86 to 97.14
TOTAL Adj.Sales Price:	5,137,302	MEAN:	101	AVG.ABS.DEV:	26.38	95% Mean C.I.:	94.03 to 107.39
TOTAL Assessed Value:	4,777,670						
AVG. Adj. Sales Price:	30,947	COD:	26.99	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	28,781	PRD:	108.30	MIN Sales Ratio:	24.50		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	22	61.50	85.20	71.09	69.90	119.85	24.50	397.60	48.00 to 97.67	3,004	2,135
5000 TO 10000	20	103.55	119.48	107.51	29.10	111.13	60.27	284.67	96.27 to 120.10	7,400	7,956
-----Total \$-----											
1 TO 9999	42	95.58	101.52	96.27	44.25	105.46	24.50	397.60	71.40 to 102.93	5,097	4,907
10000 TO 29999	65	100.18	101.61	87.26	26.84	116.44	35.78	250.50	88.79 to 104.83	22,373	19,523
30000 TO 59999	38	97.52	99.72	95.00	16.25	104.97	55.70	156.00	90.67 to 102.88	44,568	42,338
60000 TO 99999	15	99.53	100.12	98.67	10.60	101.47	77.25	116.94	89.69 to 110.17	69,790	68,860
100000 TO 149999	6	92.20	93.16	90.70	14.72	102.72	67.22	122.78	67.22 to 122.78	121,416	110,122
-----ALL-----											
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	72.84	79.44	74.62	46.95	106.46	24.50	165.00	48.00 to 106.27	13,954	10,412
20	64	101.85	114.28	99.99	34.01	114.29	25.18	397.60	94.31 to 111.22	21,771	21,769
30	77	97.24	95.42	92.39	16.89	103.28	41.28	197.50	90.67 to 101.44	41,943	38,751
40	4	83.97	97.19	82.21	20.16	118.23	77.25	143.60	N/A	55,312	45,470
-----ALL-----											
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	72.84	79.44	74.62	46.95	106.46	24.50	165.00	48.00 to 106.27	13,954	10,412
100	9	83.29	88.05	88.21	35.30	99.82	25.18	143.60	54.05 to 128.71	21,644	19,091
101	88	97.05	105.04	92.74	27.71	113.27	35.78	397.60	90.39 to 100.83	36,573	33,918
102	11	102.94	109.63	101.97	13.96	107.51	75.39	137.38	94.67 to 136.56	30,863	31,470
104	36	102.51	103.52	97.82	20.25	105.82	50.56	197.50	90.67 to 109.94	28,373	27,756
111	1	81.36	81.36	81.36			81.36	81.36	N/A	70,000	56,950
-----ALL-----											
	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	43.60	95% Median C.I.:	92.41 to 101.21
TOTAL Sales Price:	5,122,337	WGT. MEAN:	93	STD:	43.91	95% Wgt. Mean C.I.:	88.86 to 97.14
TOTAL Adj.Sales Price:	5,137,302	MEAN:	101	AVG.ABS.DEV:	26.38	95% Mean C.I.:	94.03 to 107.39
TOTAL Assessed Value:	4,777,670						
AVG. Adj. Sales Price:	30,947	COD:	26.99	MAX Sales Ratio:	397.60		
AVG. Assessed Value:	28,781	PRD:	108.30	MIN Sales Ratio:	24.50		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	21	72.84	79.44	74.62	46.95	106.46	24.50	165.00	48.00 to 106.27	13,954	10,412
10	6	65.70	68.66	67.87	22.04	101.17	50.56	96.27	50.56 to 96.27	3,833	2,601
20	40	103.22	121.28	102.84	35.06	117.93	25.18	397.60	100.18 to 113.70	12,325	12,674
30	86	95.18	98.52	92.19	21.68	106.87	35.78	205.35	89.44 to 101.09	42,240	38,940
40	12	100.48	101.94	99.35	10.48	102.61	76.53	136.42	89.16 to 110.17	54,550	54,194
50	1	90.67	90.67	90.67			90.67	90.67	N/A	41,000	37,175
ALL	166	97.73	100.71	93.00	26.99	108.30	24.50	397.60	92.41 to 101.21	30,947	28,781

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	2	192.35	192.35	105.14	50.11	182.95	95.96	288.75	N/A	12,600	13,247
10/01/01 TO 12/31/01	1	92.57	92.57	92.57			92.57	92.57	N/A	34,500	31,935
01/01/02 TO 03/31/02	2	134.69	134.69	141.74	11.96	95.03	118.58	150.80	N/A	13,915	19,722
04/01/02 TO 06/30/02	3	109.93	111.17	123.56	11.24	89.98	93.25	130.33	N/A	18,700	23,105
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	2	89.68	89.68	93.86	6.34	95.55	84.00	95.37	N/A	37,750	35,432
01/01/03 TO 03/31/03	1	142.50	142.50	142.50			142.50	142.50	N/A	1,000	1,425
04/01/03 TO 06/30/03	5	63.33	63.93	70.58	11.03	90.57	53.25	75.06	N/A	31,520	22,248
07/01/03 TO 09/30/03	6	80.33	83.57	56.75	46.59	147.26	18.06	160.40	18.06 to 160.40	118,650	67,334
10/01/03 TO 12/31/03	2	81.64	81.64	81.88	10.03	99.70	73.45	89.83	N/A	28,650	23,460
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	6	96.12	99.58	91.13	24.09	109.28	50.00	154.38	50.00 to 154.38	36,472	33,236
<u>Study Years</u>											
07/01/01 TO 06/30/02	8	114.26	135.02	116.40	32.47	115.99	92.57	288.75	92.57 to 288.75	17,953	20,898
07/01/02 TO 06/30/03	8	72.81	80.19	78.40	26.15	102.28	53.25	142.50	53.25 to 142.50	29,262	22,941
07/01/03 TO 06/30/04	14	91.25	90.16	65.82	30.39	136.97	18.06	160.40	52.37 to 115.63	70,574	46,453
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	7	109.93	111.75	112.67	16.52	99.19	84.00	150.80	84.00 to 150.80	22,775	25,660
01/01/03 TO 12/31/03	14	72.01	80.49	60.74	35.79	132.50	18.06	160.40	53.25 to 109.93	66,271	40,256
<u>ALL</u>											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRUNSWICK	2	104.44	104.44	108.17	10.71	96.55	93.25	115.63	N/A	3,000	3,245
CLEARWATER	6	120.36	133.42	121.75	53.00	109.59	53.25	288.75	53.25 to 288.75	5,616	6,838
NELIGH	12	92.61	98.92	90.92	22.32	108.80	68.00	154.38	73.45 to 130.33	40,316	36,657
OAKDALE	2	57.85	57.85	52.38	9.47	110.44	52.37	63.33	N/A	300,300	157,305
ORCHARD	3	109.93	101.71	89.68	7.48	113.41	85.26	109.93	N/A	55,779	50,023
ROYAL	1	18.06	18.06	18.06			18.06	18.06	N/A	25,000	4,515
RURAL	3	84.00	84.19	84.62	27.22	99.49	50.00	118.58	N/A	8,443	7,145
TILDEN	1	95.96	95.96	95.96			95.96	95.96	N/A	24,000	23,030
<u>ALL</u>											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	92.96	101.43	72.27	35.32	140.35	18.06	288.75	73.45 to 109.93	49,632	35,870
2	2	101.29	101.29	99.19	17.07	102.12	84.00	118.58	N/A	8,915	8,842
3	2	72.01	72.01	88.28	30.57	81.57	50.00	94.02	N/A	28,750	25,380
_____ALL_____	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	22	93.63	105.23	73.25	32.09	143.67	18.06	288.75	84.00 to 109.93	59,219	43,377
2	8	65.67	83.59	74.32	42.01	112.47	50.00	142.50	50.00 to 142.50	7,866	5,846
_____ALL_____	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0004											
02-0006	6	120.36	133.42	121.75	53.00	109.59	53.25	288.75	53.25 to 288.75	5,616	6,838
02-0009	15	92.57	94.76	69.93	24.74	135.50	52.37	154.38	70.56 to 118.58	72,815	50,918
02-0018	1	50.00	50.00	50.00			50.00	50.00	N/A	7,500	3,750
02-0035											
02-0049	5	85.26	81.44	80.55	27.64	101.10	18.06	109.93	N/A	40,467	32,597
06-0001											
45-0029											
54-0013											
59-0080	1	95.96	95.96	95.96			95.96	95.96	N/A	24,000	23,030
70-0005	2	104.44	104.44	108.17	10.71	96.55	93.25	115.63	N/A	3,000	3,245
NonValid School											
_____ALL_____	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	60.38	66.99	73.62	22.24	91.00	50.00	109.93	50.00 to 109.93	10,850	7,987
Prior TO 1860											
1860 TO 1899	2	111.79	111.79	128.53	16.59	86.98	93.25	130.33	N/A	20,550	26,412
1900 TO 1919	8	97.09	132.90	107.19	41.35	123.98	89.83	288.75	89.83 to 288.75	19,200	20,580
1920 TO 1939	3	115.63	122.69	112.70	9.39	108.86	109.93	142.50	N/A	6,666	7,513
1940 TO 1949	1	70.56	70.56	70.56			70.56	70.56	N/A	112,500	79,385
1950 TO 1959	2	106.39	106.39	55.01	50.77	193.41	52.37	160.40	N/A	307,500	169,145
1960 TO 1969	3	84.00	81.44	83.23	4.05	97.85	75.06	85.26	N/A	60,779	50,586
1970 TO 1979	3	73.45	61.84	69.99	34.47	88.37	18.06	94.02	N/A	34,266	23,981
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	95.37	95.37	95.37			95.37	95.37	N/A	65,500	62,465
2000 TO Present	1	118.58	118.58	118.58			118.58	118.58	N/A	7,830	9,285
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	104.44	126.81	111.95	53.12	113.28	57.43	288.75	57.43 to 288.75	2,050	2,295
5000 TO 10000	5	84.00	80.81	82.19	27.03	98.32	50.00	118.58	N/A	7,666	6,301
Total \$											
1 TO 9999	10	95.73	108.09	90.76	46.63	119.10	50.00	288.75	53.25 to 142.50	4,063	3,687
10000 TO 29999	11	95.96	103.58	97.28	31.02	106.48	18.06	160.40	73.45 to 154.38	19,881	19,340
30000 TO 59999	5	92.57	91.99	93.29	17.56	98.61	68.00	130.33	N/A	38,220	35,655
60000 TO 99999	1	95.37	95.37	95.37			95.37	95.37	N/A	65,500	62,465
100000 TO 149999	2	77.91	77.91	78.64	9.43	99.07	70.56	85.26	N/A	124,918	98,237
500000 +	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	93	COV:	49.10	95% Median C.I.:	75.06 to 109.93
TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	63.33	98.02	49.67	80.94	197.36	18.06	288.75	50.00 to 142.50	5,644	2,803
5000 TO 10000	3	98.21	100.27	98.91	11.74	101.37	84.00	118.58	N/A	8,276	8,186
Total \$											
1 TO 9999	12	88.63	98.58	65.83	49.92	149.75	18.06	288.75	53.25 to 118.58	6,302	4,149
10000 TO 29999	10	94.31	102.96	94.31	24.56	109.18	68.00	160.40	73.45 to 154.38	23,120	21,804
30000 TO 59999	4	112.18	116.93	111.47	21.07	104.90	92.57	150.80	N/A	35,900	40,016
60000 TO 99999	2	82.97	82.97	79.69	14.95	104.11	70.56	95.37	N/A	89,000	70,925
100000 TO 149999	1	85.26	85.26	85.26			85.26	85.26	N/A	137,337	117,090
250000 TO 499999	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
ALL											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	60.38	68.43	70.29	24.63	97.35	50.00	118.58	50.00 to 118.58	9,655	6,786
10	3	130.33	176.34	128.24	45.73	137.51	109.93	288.75	N/A	18,433	23,638
15	1	84.00	84.00	84.00			84.00	84.00	N/A	10,000	8,400
20	19	94.02	100.42	88.21	24.21	113.83	18.06	160.40	85.26 to 115.63	33,817	29,831
25	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
ALL											
	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	1,381,667	WGT. MEAN:	73	STD:	48.84	95% Wgt. Mean C.I.:	52.99 to 93.61
TOTAL Adj.Sales Price:	1,365,767	MEAN:	99	AVG.ABS.DEV:	31.07	95% Mean C.I.:	81.23 to 117.70
TOTAL Assessed Value:	1,001,065						
AVG. Adj. Sales Price:	45,525	COD:	33.43	MAX Sales Ratio:	288.75		
AVG. Assessed Value:	33,368	PRD:	135.70	MIN Sales Ratio:	18.06		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	57.43	58.40	62.74	9.78	93.08	50.00	68.00	N/A	10,020	6,287
300	1	89.83	89.83	89.83			89.83	89.83	N/A	29,500	26,500
319	1	70.56	70.56	70.56			70.56	70.56	N/A	112,500	79,385
337	1	93.25	93.25	93.25			93.25	93.25	N/A	2,000	1,865
343	1	130.33	130.33	130.33			130.33	130.33	N/A	39,100	50,960
344	5	95.96	110.08	103.62	16.34	106.24	92.66	150.80	N/A	27,580	28,578
350	1	75.06	75.06	75.06			75.06	75.06	N/A	35,000	26,270
353	2	95.39	95.39	93.52	2.96	102.00	92.57	98.21	N/A	20,750	19,405
381	1	84.00	84.00	84.00			84.00	84.00	N/A	10,000	8,400
384	1	154.38	154.38	154.38			154.38	154.38	N/A	13,000	20,070
386	1	94.02	94.02	94.02			94.02	94.02	N/A	50,000	47,010
406	3	142.50	183.28	141.33	39.81	129.68	118.58	288.75	N/A	3,343	4,725
420	2	109.93	109.93	109.93	0.00	100.00	109.93	109.93	N/A	15,000	16,490
421	1	52.37	52.37	52.37			52.37	52.37	N/A	600,000	314,230
446	1	160.40	160.40	160.40			160.40	160.40	N/A	15,000	24,060
528	1	18.06	18.06	18.06			18.06	18.06	N/A	25,000	4,515
531	2	79.36	79.36	83.27	7.44	95.30	73.45	85.26	N/A	82,568	68,755
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368
04											
ALL	30	92.96	99.46	73.30	33.43	135.70	18.06	288.75	75.06 to 109.93	45,525	33,368

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	117	MEDIAN:	65	COV:	28.58	95% Median C.I.:	59.77 to 68.22	(!: Derived)
(AgLand) TOTAL Sales Price:	19,820,643	WGT. MEAN:	63	STD:	18.83	95% Wgt. Mean C.I.:	59.71 to 66.20	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,300,034	MEAN:	66	AVG.ABS.DEV:	14.52	95% Mean C.I.:	62.49 to 69.31	
(AgLand) TOTAL Assessed Value:	12,779,370							
AVG. Adj. Sales Price:	173,504	COD:	22.21	MAX Sales Ratio:	145.75			
AVG. Assessed Value:	109,225	PRD:	104.68	MIN Sales Ratio:	25.00			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	2	58.01	58.01	68.20	42.65	85.06	33.27	82.75	N/A	136,011	92,760
10/01/01 TO 12/31/01	4	74.02	75.38	75.00	12.85	100.52	65.67	87.82	N/A	165,495	124,116
01/01/02 TO 03/31/02	20	75.96	73.35	70.82	16.31	103.57	43.46	102.06	64.29 to 79.40	165,146	116,964
04/01/02 TO 06/30/02	8	76.63	73.65	76.24	8.08	96.59	53.40	84.76	53.40 to 84.76	132,773	101,232
07/01/02 TO 09/30/02	2	82.47	82.47	82.09	21.06	100.47	65.10	99.84	N/A	46,012	37,772
10/01/02 TO 12/31/02	12	74.21	76.14	67.73	20.64	112.41	43.66	145.75	59.77 to 78.49	162,756	110,240
01/01/03 TO 03/31/03	9	62.39	63.69	66.08	24.75	96.38	25.00	114.19	48.34 to 76.25	150,097	99,184
04/01/03 TO 06/30/03	9	76.71	70.79	70.29	19.44	100.72	40.16	93.98	54.58 to 91.72	134,701	94,680
07/01/03 TO 09/30/03	2	92.71	92.71	94.21	13.77	98.41	79.95	105.47	N/A	68,000	64,065
10/01/03 TO 12/31/03	15	56.00	56.60	58.25	13.59	97.17	41.31	71.62	50.23 to 65.40	177,549	103,422
01/01/04 TO 03/31/04	20	56.80	55.75	55.49	15.35	100.47	31.58	73.24	52.54 to 62.81	247,522	137,355
04/01/04 TO 06/30/04	14	50.13	57.00	52.16	26.76	109.29	32.45	88.22	39.95 to 82.26	188,781	98,460
<u>Study Years</u>											
07/01/01 TO 06/30/02	34	76.07	72.76	72.30	14.88	100.64	33.27	102.06	66.07 to 79.12	155,856	112,680
07/01/02 TO 06/30/03	32	71.74	71.53	68.21	22.90	104.87	25.00	145.75	60.17 to 76.71	144,008	98,225
07/01/03 TO 06/30/04	51	55.17	57.79	55.86	20.01	103.47	31.58	105.47	52.43 to 62.66	203,777	113,824
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	42	76.04	74.64	70.94	16.16	105.21	43.46	145.75	71.21 to 78.16	152,624	108,275
01/01/03 TO 12/31/03	35	60.18	64.14	63.86	22.97	100.44	25.00	114.19	54.97 to 68.14	153,212	97,835
<u>ALL</u>											
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	117	MEDIAN:	65	COV:	28.58	95% Median C.I.:	59.77 to 68.22	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	20,300,034	MEAN:	66	AVG.ABS.DEV:	14.52	95% Mean C.I.:	62.49 to 69.31	
(AgLand) TOTAL Assessed Value:	12,779,370							
AVG. Adj. Sales Price:	173,504	COD:	22.21	MAX Sales Ratio:	145.75			
AVG. Assessed Value:	109,225	PRD:	104.68	MIN Sales Ratio:	25.00			

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GEO CODE / TOWNSHIP #

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1003	9	49.56	58.52	56.14	34.18	104.23	25.00	105.47	43.66 to 78.49	193,185	108,460
1005	3	58.42	60.07	61.15	6.75	98.23	54.97	66.80	N/A	208,241	127,338
1007	6	62.99	66.51	65.66	10.98	101.29	58.84	79.95	58.84 to 79.95	132,221	86,813
1009	3	88.22	92.70	90.10	5.38	102.89	87.82	102.06	N/A	116,563	105,028
1211	9	76.03	71.61	59.61	29.56	120.13	31.58	145.75	37.32 to 86.93	146,655	87,420
1213	3	65.67	69.29	76.85	31.40	90.16	40.16	102.04	N/A	117,766	90,506
1215	2	63.55	63.55	56.95	16.48	111.60	53.08	74.02	N/A	588,750	335,265
1217	5	77.16	74.10	72.86	7.22	101.70	65.83	81.46	N/A	188,441	137,301
1279	5	60.18	61.42	60.68	10.10	101.21	49.28	76.25	N/A	191,015	115,913
1281	7	65.23	62.19	60.49	18.56	102.81	32.45	81.97	32.45 to 81.97	163,554	98,927
1283	7	54.58	60.33	53.96	24.81	111.79	33.53	78.31	33.53 to 78.31	145,765	78,661
1285	2	41.70	41.70	41.63	4.20	100.18	39.95	43.46	N/A	230,325	95,885
1487	8	68.84	68.00	63.78	14.16	106.62	52.54	91.72	52.54 to 91.72	178,735	114,000
1489	4	63.75	63.29	61.37	8.90	103.13	52.41	73.24	N/A	257,625	158,100
1491	7	54.27	59.31	60.48	17.95	98.07	44.91	84.76	44.91 to 84.76	123,532	74,711
1493	4	50.38	51.94	51.75	7.73	100.36	47.74	59.24	N/A	130,150	67,352
1559	2	87.61	87.61	87.52	4.03	100.10	84.08	91.14	N/A	243,150	212,815
1561	7	58.17	61.81	61.89	14.02	99.87	50.08	79.40	50.08 to 79.40	267,025	165,254
1563	2	68.81	68.81	66.32	20.26	103.75	54.87	82.75	N/A	233,725	155,015
1565	3	41.31	48.10	56.02	22.44	85.87	37.59	65.40	N/A	187,280	104,905
935	8	77.13	77.85	79.02	22.33	98.52	47.94	114.19	47.94 to 114.19	102,112	80,686
937	5	71.86	65.49	70.03	12.98	93.51	33.27	78.72	N/A	185,330	129,794
939	1	50.98	50.98	50.98			50.98	50.98	N/A	160,000	81,575
941	5	82.26	83.41	82.42	12.85	101.21	65.10	99.84	N/A	57,142	47,095
ALL											
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	41	65.83	66.95	63.24	23.70	105.87	25.00	145.75	58.84 to 76.23	202,014	127,750
2	19	62.81	61.87	60.95	19.91	101.51	37.59	91.72	52.54 to 73.24	191,364	116,640
3	27	59.24	63.00	61.96	18.80	101.69	32.45	105.47	52.64 to 67.89	183,868	113,921
4	19	75.87	74.65	73.61	19.42	101.41	33.27	114.19	65.10 to 92.15	115,224	84,816
5	11	54.58	60.95	51.96	25.11	117.29	33.53	86.93	47.74 to 78.31	111,620	58,002
ALL											
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	117	MEDIAN:	65	COV:	28.58	95% Median C.I.:	59.77 to 68.22	(!: Derived)
(AgLand) TOTAL Sales Price:	19,820,643	WGT. MEAN:	63	STD:	18.83	95% Wgt. Mean C.I.:	59.71 to 66.20	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,300,034	MEAN:	66	AVG.ABS.DEV:	14.52	95% Mean C.I.:	62.49 to 69.31	
(AgLand) TOTAL Assessed Value:	12,779,370							
AVG. Adj. Sales Price:	173,504	COD:	22.21	MAX Sales Ratio:	145.75			
AVG. Assessed Value:	109,225	PRD:	104.68	MIN Sales Ratio:	25.00			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225
-----ALL-----											
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	47.94	47.94	47.94			47.94	47.94	N/A	58,500	28,045
-	1	47.94	47.94	47.94			47.94	47.94	N/A	58,500	28,045
02-0004	6	56.70	57.91	57.52	15.00	100.68	40.16	74.02	40.16 to 74.02	315,620	181,549
02-0006	14	52.24	57.31	53.23	31.94	107.67	31.58	102.04	37.32 to 76.44	184,045	97,959
02-0009	17	60.18	62.50	62.97	16.33	99.25	32.45	81.97	53.40 to 76.25	167,041	105,180
02-0018	29	65.40	65.65	64.50	16.96	101.78	37.59	91.72	55.17 to 73.24	202,215	130,433
02-0035	2	63.36	63.36	60.33	21.78	105.02	49.56	77.16	N/A	296,875	179,112
02-0049	22	76.06	77.96	75.43	18.58	103.36	33.27	145.75	67.77 to 87.82	135,282	102,048
06-0001	1	56.00	56.00	56.00			56.00	56.00	N/A	334,400	187,250
45-0029	2	94.50	94.50	97.31	8.01	97.11	86.93	102.06	N/A	35,000	34,057
54-0013	4	79.07	75.77	68.28	15.62	110.97	50.98	93.98	N/A	88,421	60,376
59-0080	8	50.85	56.05	58.32	16.68	96.10	44.91	84.08	44.91 to 84.08	147,684	86,133
70-0005	11	65.10	64.34	59.75	26.92	107.67	25.00	105.47	43.66 to 99.84	141,608	84,612

NonValid School

-----ALL-----											
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	25.00	25.00	25.00			25.00	25.00	N/A	18,500	4,625
30.01 TO 50.00	12	59.84	68.64	63.69	29.55	107.77	44.91	145.75	50.23 to 86.93	40,217	25,615
50.01 TO 100.00	18	76.14	72.10	65.79	21.99	109.59	31.58	105.47	58.98 to 82.26	81,429	53,570
100.01 TO 180.00	67	62.39	62.96	61.06	22.07	103.12	32.45	114.19	54.97 to 68.25	196,454	119,958
180.01 TO 330.00	16	71.62	72.75	71.18	12.39	102.21	50.71	92.15	66.91 to 81.97	226,161	160,978
330.01 TO 650.00	3	62.66	60.38	57.36	6.56	105.27	53.08	65.40	N/A	517,383	296,746
-----ALL-----											
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	117	MEDIAN:	65	COV:	28.58	95% Median C.I.:	59.77 to 68.22	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	20,300,034	MEAN:	66	AVG.ABS.DEV:	14.52	95% Mean C.I.:	62.49 to 69.31	
(AgLand) TOTAL Assessed Value:	12,779,370							
AVG. Adj. Sales Price:	173,504	COD:	22.21	MAX Sales Ratio:	145.75			
AVG. Assessed Value:	109,225	PRD:	104.68	MIN Sales Ratio:	25.00			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	56.76	66.37	52.66	35.30	126.05	33.53	145.75	44.91 to 76.05	153,171	80,653
DRY-N/A	30	62.43	64.75	60.21	19.68	107.54	32.45	99.84	54.58 to 71.62	131,380	79,101
GRASS	11	65.23	60.26	62.93	25.00	95.76	25.00	86.93	31.58 to 81.46	67,365	42,392
GRASS-N/A	24	65.54	65.41	64.96	19.49	100.70	33.27	95.78	54.97 to 75.87	129,196	83,927
IRRGTD	2	58.37	58.37	63.16	16.73	92.43	48.61	68.14	N/A	313,575	198,042
IRRGTD-N/A	38	71.54	69.00	65.28	20.50	105.69	37.32	114.19	58.42 to 76.44	264,517	172,679
ALL	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	30	59.04	64.20	56.03	24.36	114.58	33.53	145.75	52.43 to 66.07	132,791	74,406
DRY-N/A	12	72.43	67.74	61.74	14.85	109.71	32.45	84.76	56.83 to 78.49	149,642	92,392
GRASS	19	62.39	59.32	59.89	25.20	99.03	25.00	87.82	40.16 to 76.71	68,696	41,145
GRASS-N/A	16	67.34	69.11	66.97	16.53	103.19	41.31	95.78	60.17 to 78.16	158,531	106,175
IRRGTD	30	67.47	67.92	65.19	21.38	104.19	39.95	105.47	56.00 to 77.16	278,480	181,551
IRRGTD-N/A	10	72.94	70.09	65.02	19.60	107.79	37.32	114.19	49.91 to 82.75	232,440	151,136
ALL	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	42	59.50	65.21	57.81	24.41	112.81	32.45	145.75	54.33 to 68.25	137,606	79,545
GRASS	33	65.23	62.45	63.51	20.66	98.33	25.00	92.15	54.97 to 67.89	111,195	70,623
GRASS-N/A	2	85.94	85.94	87.06	11.45	98.71	76.09	95.78	N/A	86,150	75,002
IRRGTD	40	69.68	68.46	65.16	20.92	105.08	37.32	114.19	58.42 to 76.25	266,970	173,947
ALL	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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AVG. Assessed Value:	109,225	PRD:	104.68	MIN Sales Ratio:	25.00			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val	
Low \$												
Total \$												
10000 TO	29999	5	65.23	63.68	64.62	29.54	98.54	25.00	87.82	N/A	19,310	12,478
30000 TO	59999	12	79.88	78.71	76.01	27.77	103.55	44.91	145.75	48.34 to 99.84	48,405	36,793
60000 TO	99999	24	64.98	64.98	65.29	22.25	99.52	31.58	105.47	54.97 to 76.09	77,190	50,401
100000 TO	149999	14	70.50	71.10	70.17	20.16	101.33	41.31	114.19	54.27 to 84.76	127,264	89,300
150000 TO	249999	38	69.73	67.24	67.57	15.81	99.51	39.95	102.04	62.66 to 74.50	201,473	136,137
250000 TO	499999	23	54.87	55.83	56.06	17.63	99.59	32.45	88.22	49.91 to 62.58	320,537	179,689
500000 +		1	53.08	53.08	53.08			53.08	53.08	N/A	960,000	509,535
ALL												
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225	

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val	
Low \$												
Total \$												
1 TO	4999	1	25.00	25.00	25.00		25.00	25.00	N/A	18,500	4,625	
5000 TO	10000	1	53.40	53.40	53.40		53.40	53.40	N/A	15,000	8,010	
Total \$												
1 TO	9999	2	39.20	39.20	37.72	36.22	103.93	25.00	53.40	N/A	16,750	6,317
10000 TO	29999	10	48.14	53.82	46.09	30.66	116.77	31.58	87.82	33.27 to 86.93	48,044	22,143
30000 TO	59999	24	66.47	73.38	69.31	22.58	105.86	40.16	145.75	59.24 to 79.95	66,418	46,036
60000 TO	99999	22	59.30	63.10	58.38	23.87	108.09	39.95	105.47	48.61 to 75.87	137,297	80,156
100000 TO	149999	28	66.98	63.65	58.75	21.23	108.33	32.45	114.19	52.43 to 71.62	210,290	123,553
150000 TO	249999	27	66.91	69.29	67.18	16.07	103.14	49.56	102.04	60.18 to 77.16	267,445	179,673
250000 TO	499999	3	81.97	79.44	77.72	8.17	102.21	68.14	88.22	N/A	367,446	285,595
500000 +		1	53.08	53.08	53.08			53.08	53.08	N/A	960,000	509,535
ALL												
	117	65.40	65.90	62.95	22.21	104.68	25.00	145.75	59.77 to 68.22	173,504	109,225	

2005 Assessment Action Report Antelope County

Residential

In 2005 Antelope County completed a revaluation of all rural residential properties in the county. During this process outbuildings were valued using new depreciation tables. Residential properties with a condition of average and better in the village of Orchard were increased by 18 percent, and Tilden was increased 11 percent. Improvements located in the village of Oakdale were decreased by 10 percent.

All property except Neligh residential and Oakdale residential have been entered into the Terra Scan CAMA program to reflect current Marshall and Swift pricing. Neligh and Oakdale are scheduled to be entered in 2005.

Commercial

There was no assessment action for commercial property in 2005. The County conducted a market analysis of this class of property and determined the median ratio was within the acceptable range and was an appropriate level of value for the county.

Agricultural

After conducting a market study of the agricultural sales in Antelope County, they determined the existing market areas needed to be adjusted to group comparable parcels. The new market areas were established along section lines that represented geographical significance.

The County also determined that the assessed values for the subclasses were low compared to the qualified sales in the study period. Increases were applied to irrigated, dry, and grass land in Market Areas 1, 2, 3, and 5. This assessment action substantially increased the total assessed value for the county.

Other

The County continues to progress with their GIS. All land in Range 5 was entered into GIS and the current land use was reviewed. The remainder of the county is scheduled to be completed incrementally by 2007. All parcel information has been entered into the Terra Scan program.

Total Real Property Value (Sum 17,25,&30)	Records	6,873	Value	691,219,610	Total Growth (Sum 17,25,&41)	3,037,182
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Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	289	417,580	17	72,560	76	617,190	382	1,107,330	
2. Res Improv Land	1,841	3,273,565	103	1,212,160	206	2,543,745	2,150	7,029,470	
3. Res Improvmnts	1,853	64,817,785	109	6,632,070	212	11,904,600	2,174	83,354,455	
4. Res Total (Records - sum lines 1 & 3; Value - sum lines 1 through 3)							2,556	91,491,255	1,439,012
	Records	Value	Records	Value	Records	Value	Records	Value	
5. Com UnImp Land	82	315,525	3	5,160	10	136,825	95	457,510	
6. Com Improv Land	343	1,628,275	16	285,275	42	1,462,390	401	3,375,940	
7. Com Improvmnts	355	13,813,195	18	1,464,915	54	14,366,285	427	29,644,395	
8. Com Total (Records - sum lines 5 & 7; Value - sum lines 5 through 7)							522	33,477,845	150,660
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improv Land	3	36,105	0	0	2	29,070	5	65,175	
11. Ind Improvmnts	3	425,790	0	0	2	85,875	5	511,665	
12. Ind Total (Records - sum lines 9 & 11; Value - sum lines 9 through 10)							5	576,840	0
	Records	Value	Records	Value	Records	Value	Records	Value	
13. Rec UnImp Land	0	0	0	0	4	186,910	4	186,910	
14. Rec Improv Land	0	0	2	71,400	15	977,675	17	1,049,075	
15. Rec Improvmnts	1	2,760	3	27,090	20	1,107,190	24	1,137,040	
16. Rec Total (Records - sum lines 13 & 15; Value - sum lines 13 through 16)							28	2,373,025	17,020
17. Total Taxable							3,111	127,918,965	1,606,692

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Schedule II: Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	31,030	1,371,445	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	31,030	1,371,445
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	31,030	1,371,445

Schedule III: Mineral Interest Records

Schedule III: Mineral Interest Records	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value				
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
25. Mineral Interest Total	0	0	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	272	2	218	492

Schedule V: Agricultural Records

	Urban Records	Value	SubUrban Records	Value	Rural Records	Value	Total Records	Value
27. Ag-Vacant Land	16	188,040	18	1,136,260	2,436	296,299,850	2,470	297,624,150
28. Ag-Improved Land	9	88,880	99	12,174,415	1,103	200,800,355	1,211	213,063,650
29. Ag-Improvements	10	316,390	99	5,406,990	1,183	46,889,465	1,292	52,612,845
30. Ag-Total Taxable							3,762	563,300,645

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0
32. HomeSite Improv Land	7	7.000	37,520	95	96.560	519,920
33. HomeSite Improvements	7		305,210	95		4,847,710

35. FarmSite UnImp Land	1	1.000	735	7	16.000	11,760
36. FarmSite Impr Land	4	3.690	2,710	89	266.840	223,785
37. FarmSite Improv	26		11,180	117		559,280

39. Road & Ditches		2.000			405.330	
40. Other-Non Ag Use		0.000	0		0.000	0

	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	23	23.000	123,280	23	23.000	123,280	
32. HomeSite Improv Land	773	810.190	4,345,190	875	913.750	4,902,630	
33. HomeSite Improvements	792		32,827,940	894		37,980,860	1,430,490
34. HomeSite Total				917	936.750	43,006,770	
35. FarmSite UnImp Land	329	626.200	466,500	337	643.200	478,995	
36. FarmSite Impr Land	1,038	3,377.980	2,572,980	1,131	3,648.510	2,799,475	
37. FarmSite Improv	3,622		14,061,525	3,765		14,631,985	0
38. FarmSite Total				4,102	4,291.710	17,910,455	
39. Road & Ditches		12,845.040			13,252.370		
40. Other-Non Ag Use		46.500	6,280		46.500	6,280	
41. Total Section VI				5,019	18,527.330	60,923,505	1,430,490

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	8	978.130	232,335	8	978.130	232,335

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0
32. HomeSite Improv Land	7	7.000	37,520	95	96.560	519,920
33. HomeSite Improvements	7		305,210	95		4,847,710

35. FarmSite UnImp Land	1	1.000	735	7	16.000	11,760
36. FarmSite Impr Land	4	3.690	2,710	89	266.840	223,785
37. FarmSite Improv	26		11,180	117		559,280

39. Road & Ditches		2.000			405.330	
40. Other-Non Ag Use		0.000	0		0.000	0

	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	23	23.000	123,280	23	23.000	123,280	
32. HomeSite Improv Land	773	810.190	4,345,190	875	913.750	4,902,630	
33. HomeSite Improvements	792		32,827,940	894		37,980,860	1,430,490
34. HomeSite Total				917	936.750	43,006,770	
35. FarmSite UnImp Land	329	626.200	466,500	337	643.200	478,995	
36. FarmSite Impr Land	1,038	3,377.980	2,572,980	1,131	3,648.510	2,799,475	
37. FarmSite Improv	3,622		14,061,525	3,765		14,631,985	0
38. FarmSite Total				4,102	4,291.710	17,910,455	
39. Road & Ditches		12,845.040			13,252.370		
40. Other-Non Ag Use		46.500	6,280		46.500	6,280	
41. Total Section VI				5,019	18,527.330	60,923,505	1,430,490

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	8	978.130	232,335	8	978.130	232,335

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	115.100	283,145	3,364.360	8,276,320	3,479.460	8,559,465
46. 1A	0.000	0	43.970	108,165	6,529.830	16,063,375	6,573.800	16,171,540
47. 2A1	0.000	0	175.000	430,500	3,932.230	9,673,270	4,107.230	10,103,770
48. 2A	0.000	0	54.300	106,430	2,515.870	4,931,095	2,570.170	5,037,525
49. 3A1	0.000	0	553.200	807,675	33,187.030	48,453,095	33,740.230	49,260,770
50. 3A	0.000	0	615.900	776,035	41,705.500	52,548,905	42,321.400	53,324,940
51. 4A1	0.000	0	17.000	20,145	6,473.500	7,671,105	6,490.500	7,691,250
52. 4A	0.000	0	8.000	6,560	816.700	669,695	824.700	676,255
53. Total	0.000	0	1,582.470	2,538,655	98,525.020	148,286,860	100,107.490	150,825,515
Dryland:								
54. 1D1	0.000	0	42.800	105,290	1,598.390	3,932,030	1,641.190	4,037,320
55. 1D	0.000	0	3.000	4,140	2,980.410	4,112,950	2,983.410	4,117,090
56. 2D1	0.000	0	34.350	26,795	1,881.840	1,467,835	1,916.190	1,494,630
57. 2D	0.000	0	9.300	7,255	1,495.360	1,166,380	1,504.660	1,173,635
58. 3D1	3.300	2,540	440.600	339,265	17,485.150	13,463,510	17,929.050	13,805,315
59. 3D	6.840	3,555	669.470	348,120	17,310.510	9,001,465	17,986.820	9,353,140
60. 4D1	0.000	0	2.000	700	1,502.530	525,885	1,504.530	526,585
61. 4D	0.000	0	2.000	700	217.200	76,020	219.200	76,720
62. Total	10.140	6,095	1,203.520	832,265	44,471.390	33,746,075	45,685.050	34,584,435
Grass:								
63. 1G1	0.000	0	0.500	440	273.940	248,490	274.440	248,930
64. 1G	8.000	6,240	0.000	0	580.170	451,525	588.170	457,765
65. 2G1	0.000	0	9.000	6,550	556.600	428,620	565.600	435,170
66. 2G	5.940	4,335	14.470	10,565	1,053.770	760,120	1,074.180	775,020
67. 3G1	3.000	2,100	56.160	36,410	4,826.380	3,334,210	4,885.540	3,372,720
68. 3G	3.000	1,680	104.700	56,165	18,821.490	10,333,830	18,929.190	10,391,675
69. 4G1	0.000	0	8.000	4,310	6,329.490	3,383,100	6,337.490	3,387,410
70. 4G	0.000	0	0.000	0	2,185.670	639,675	2,185.670	639,675
71. Total	19.940	14,355	192.830	114,440	34,627.510	19,579,570	34,840.280	19,708,365
72. Waste	0.000	0	0.000	0	378.190	51,060	378.190	51,060
73. Other	0.000	0	133.440	40,030	5,053.730	1,516,115	5,187.170	1,556,145
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	30.080	20,450	3,112.260	3,525,390	183,055.840	203,179,680	186,198.180	206,725,520

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	6.000	12,510	136.400	284,395	6,197.130	12,921,020	6,339.530	13,217,925
46. 1A	0.000	0	1,462.940	2,669,865	17,759.180	32,410,595	19,222.120	35,080,460
47. 2A1	0.000	0	41.000	68,060	3,246.050	5,388,440	3,287.050	5,456,500
48. 2A	6.000	8,280	1.000	1,380	365.000	503,700	372.000	513,360
49. 3A1	9.000	12,420	415.290	573,100	6,353.930	8,768,400	6,778.220	9,353,920
50. 3A	36.970	45,470	180.000	221,400	12,732.840	15,661,375	12,949.810	15,928,245
51. 4A1	3.000	2,670	66.000	58,740	2,847.160	2,533,975	2,916.160	2,595,385
52. 4A	0.000	0	102.000	54,060	1,415.690	750,325	1,517.690	804,385
53. Total	60.970	81,350	2,404.630	3,931,000	50,916.980	78,937,830	53,382.580	82,950,180
Dryland:								
54. 1D1	6.700	12,060	98.040	176,470	2,735.430	4,923,780	2,840.170	5,112,310
55. 1D	6.000	8,910	487.910	724,550	10,799.840	16,037,795	11,293.750	16,771,255
56. 2D1	0.000	0	32.000	46,080	2,121.280	3,054,640	2,153.280	3,100,720
57. 2D	5.300	6,305	16.920	20,135	332.600	395,800	354.820	422,240
58. 3D1	44.090	48,495	109.350	120,285	3,595.620	3,955,180	3,749.060	4,123,960
59. 3D	27.920	18,570	137.000	91,105	10,776.870	7,166,650	10,941.790	7,276,325
60. 4D1	0.000	0	147.590	90,770	3,805.550	2,340,425	3,953.140	2,431,195
61. 4D	3.600	1,745	82.060	39,800	1,499.310	727,170	1,584.970	768,715
62. Total	93.610	96,085	1,110.870	1,309,195	35,666.500	38,601,440	36,870.980	40,006,720
Grass:								
63. 1G1	2.000	1,770	25.000	22,125	411.230	355,130	438.230	379,025
64. 1G	3.600	3,185	105.200	93,170	2,485.400	2,244,615	2,594.200	2,340,970
65. 2G1	0.000	0	39.740	35,170	982.980	873,220	1,022.720	908,390
66. 2G	0.000	0	1.040	920	251.740	215,670	252.780	216,590
67. 3G1	1.000	885	117.200	104,670	1,830.530	1,643,630	1,948.730	1,749,185
68. 3G	0.570	370	108.820	70,745	5,630.150	3,642,790	5,739.540	3,713,905
69. 4G1	0.000	0	355.340	201,365	6,509.910	3,646,625	6,865.250	3,847,990
70. 4G	4.400	1,890	427.380	180,655	11,868.070	4,639,650	12,299.850	4,822,195
71. Total	11.570	8,100	1,179.720	708,820	29,970.010	17,261,330	31,161.300	17,978,250
72. Waste	0.000	0	4.000	540	97.920	13,220	101.920	13,760
73. Other	0.500	150	16.710	5,015	804.730	241,420	821.940	246,585
74. Exempt	25.000		9.550		2,556.340		2,590.890	
75. Total	166.650	185,685	4,715.930	5,954,570	117,456.140	135,055,240	122,338.720	141,195,495

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	32.300	48,450	1,643.910	2,465,860	1,676.210	2,514,310
46. 1A	0.000	0	7.000	9,800	1,019.680	1,427,555	1,026.680	1,437,355
47. 2A1	0.000	0	36.000	47,520	2,428.120	3,205,095	2,464.120	3,252,615
48. 2A	0.000	0	33.000	43,560	3,390.540	4,475,515	3,423.540	4,519,075
49. 3A1	0.000	0	90.000	111,600	8,028.560	9,955,410	8,118.560	10,067,010
50. 3A	0.000	0	39.000	31,590	3,036.730	2,459,755	3,075.730	2,491,345
51. 4A1	0.000	0	19.000	15,390	888.960	720,060	907.960	735,450
52. 4A	0.000	0	0.000	0	596.820	483,420	596.820	483,420
53. Total	0.000	0	256.300	307,910	21,033.320	25,192,670	21,289.620	25,500,580
Dryland:								
54. 1D1	0.000	0	278.870	217,515	1,220.440	951,945	1,499.310	1,169,460
55. 1D	0.000	0	160.280	116,200	1,223.200	886,825	1,383.480	1,003,025
56. 2D1	0.000	0	66.000	47,850	1,206.990	875,085	1,272.990	922,935
57. 2D	0.000	0	192.290	139,410	2,507.930	1,818,305	2,700.220	1,957,715
58. 3D1	0.000	0	597.340	325,560	5,640.040	3,073,850	6,237.380	3,399,410
59. 3D	0.000	0	116.390	51,210	2,243.100	986,960	2,359.490	1,038,170
60. 4D1	0.000	0	31.200	13,730	651.660	286,725	682.860	300,455
61. 4D	0.000	0	21.000	9,135	158.660	69,020	179.660	78,155
62. Total	0.000	0	1,463.370	920,610	14,852.020	8,948,715	16,315.390	9,869,325
Grass:								
63. 1G1	0.000	0	26.000	19,440	346.630	257,975	372.630	277,415
64. 1G	0.000	0	41.000	22,690	617.090	342,210	658.090	364,900
65. 2G1	0.000	0	9.000	5,750	1,054.740	582,345	1,063.740	588,095
66. 2G	0.000	0	46.500	27,445	3,718.630	1,974,195	3,765.130	2,001,640
67. 3G1	0.000	0	101.040	52,250	3,961.220	2,038,370	4,062.260	2,090,620
68. 3G	0.000	0	75.980	35,710	4,683.050	2,172,640	4,759.030	2,208,350
69. 4G1	0.000	0	54.800	6,575	5,583.750	682,630	5,638.550	689,205
70. 4G	0.000	0	23.000	1,685	14,566.060	1,082,195	14,589.060	1,083,880
71. Total	0.000	0	377.320	171,545	34,531.170	9,132,560	34,908.490	9,304,105
72. Waste	0.000	0	16.000	2,160	151.000	19,710	167.000	21,870
73. Other	0.000	0	64.440	19,335	1,314.820	394,460	1,379.260	413,795
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	2,177.430	1,421,560	71,882.330	43,688,115	74,059.760	45,109,675

County 2 - Antelope

2005 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	155.800	257,070	1,466.490	2,419,710	1,622.290	2,676,780
46. 1A	0.000	0	0.000	0	283.240	464,510	283.240	464,510
47. 2A1	0.000	0	2.000	3,280	288.100	472,485	290.100	475,765
48. 2A	0.000	0	71.000	116,440	409.100	670,925	480.100	787,365
49. 3A1	0.000	0	53.000	49,025	581.750	538,120	634.750	587,145
50. 3A	0.000	0	67.000	61,975	973.900	900,860	1,040.900	962,835
51. 4A1	0.000	0	36.000	25,740	922.200	659,370	958.200	685,110
52. 4A	0.000	0	21.900	11,060	317.000	160,085	338.900	171,145
53. Total	0.000	0	406.700	524,590	5,241.780	6,286,065	5,648.480	6,810,655
Dryland:								
54. 1D1	0.000	0	129.600	162,645	1,300.250	1,631,815	1,429.850	1,794,460
55. 1D	0.000	0	22.700	17,935	276.620	218,525	299.320	236,460
56. 2D1	0.000	0	3.000	2,370	254.940	201,400	257.940	203,770
57. 2D	0.000	0	107.890	85,230	1,141.290	901,620	1,249.180	986,850
58. 3D1	0.000	0	54.800	33,155	607.440	367,510	662.240	400,665
59. 3D	0.000	0	42.400	20,985	494.150	244,605	536.550	265,590
60. 4D1	0.000	0	0.000	0	147.640	43,555	147.640	43,555
61. 4D	0.000	0	15.000	4,425	52.800	15,580	67.800	20,005
62. Total	0.000	0	375.390	326,745	4,275.130	3,624,610	4,650.520	3,951,355
Grass:								
63. 1G1	0.000	0	27.800	19,565	250.450	197,330	278.250	216,895
64. 1G	0.000	0	3.300	2,260	76.180	49,720	79.480	51,980
65. 2G1	0.000	0	5.000	3,150	98.940	49,690	103.940	52,840
66. 2G	0.000	0	154.500	100,480	865.470	530,340	1,019.970	630,820
67. 3G1	0.000	0	68.900	33,685	763.710	421,675	832.610	455,360
68. 3G	0.000	0	202.220	112,850	5,066.570	2,928,185	5,268.790	3,041,035
69. 4G1	0.090	40	313.500	112,040	3,812.970	1,472,445	4,126.560	1,584,525
70. 4G	1.000	400	488.380	114,945	4,266.950	1,267,655	4,756.330	1,383,000
71. Total	1.090	440	1,263.600	498,975	15,201.240	6,917,040	16,465.930	7,416,455
72. Waste	0.000	0	139.500	18,835	1,398.690	173,995	1,538.190	192,830
73. Other	0.000	0	24.000	6,210	172.950	51,880	196.950	58,090
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	1.090	440	2,209.190	1,375,355	26,289.790	17,053,590	28,500.070	18,429,385

County 2 - Antelope

2005 County Abstract of Assessment for Real Property, Form 45

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban Acres	Value	SubUrban Acres	Value	Rural Acres	Value	Total Acres	Value
76.Irrigated	60.970	81,350	4,712.100	7,393,585	222,067.640	315,792,190	226,840.710	323,267,125
77.Dry Land	108.170	108,630	4,237.580	3,489,420	116,694.280	102,535,240	121,040.030	106,133,290
78.Grass	55.410	45,825	3,232.100	1,572,880	155,987.830	68,116,140	159,275.340	69,734,845
79.Waste	0.000	0	159.500	21,535	2,486.160	320,135	2,645.660	341,670
80.Other	0.500	150	262.590	77,790	9,407.530	2,822,270	9,670.620	2,900,210
81.Exempt	25.000	0	9.550	0	3,746.210	0	3,780.760	0
82.Total	225.050	235,955	12,603.870	12,555,210	506,643.440	489,585,975	519,472.360	502,377,140

2005 Agricultural Land Detail

County 2 - Antelope

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3,479.460	3.48%	8,559,465	5.68%	2,459.998
1A	6,573.800	6.57%	16,171,540	10.72%	2,459.998
2A1	4,107.230	4.10%	10,103,770	6.70%	2,459.996
2A	2,570.170	2.57%	5,037,525	3.34%	1,959.996
3A1	33,740.230	33.70%	49,260,770	32.66%	1,460.001
3A	42,321.400	42.28%	53,324,940	35.36%	1,259.999
4A1	6,490.500	6.48%	7,691,250	5.10%	1,185.001
4A	824.700	0.82%	676,255	0.45%	820.001
Irrigated Total	100,107.490	100.00%	150,825,515	100.00%	1,506.635

Dry:

1D1	1,641.190	3.59%	4,037,320	11.67%	2,459.995
1D	2,983.410	6.53%	4,117,090	11.90%	1,379.994
2D1	1,916.190	4.19%	1,494,630	4.32%	780.000
2D	1,504.660	3.29%	1,173,635	3.39%	780.000
3D1	17,929.050	39.24%	13,805,315	39.92%	769.997
3D	17,986.820	39.37%	9,353,140	27.04%	519.999
4D1	1,504.530	3.29%	526,585	1.52%	349.999
4D	219.200	0.48%	76,720	0.22%	350.000
Dry Total	45,685.050	100.00%	34,584,435	100.00%	757.018

Grass:

1G1	274.440	0.79%	248,930	1.26%	907.047
1G	588.170	1.69%	457,765	2.32%	778.286
2G1	565.600	1.62%	435,170	2.21%	769.395
2G	1,074.180	3.08%	775,020	3.93%	721.499
3G1	4,885.540	14.02%	3,372,720	17.11%	690.347
3G	18,929.190	54.33%	10,391,675	52.73%	548.976
4G1	6,337.490	18.19%	3,387,410	17.19%	534.503
4G	2,185.670	6.27%	639,675	3.25%	292.667
Grass Total	34,840.280	100.00%	19,708,365	100.00%	565.677

Irrigated Total	100,107.490	53.76%	150,825,515	72.96%	1,506.635
Dry Total	45,685.050	24.54%	34,584,435	16.73%	757.018
Grass Total	34,840.280	18.71%	19,708,365	9.53%	565.677
Waste	378.190	0.20%	51,060	0.02%	135.011
Other	5,187.170	2.79%	1,556,145	0.75%	299.998
Exempt	0.000	0.00%			
Market Area Total	186,198.180	100.00%	206,725,520	100.00%	1,110.244

As Related to the County as a Whole

Irrigated Total	100,107.490	44.13%	150,825,515	46.66%	
Dry Total	45,685.050	37.74%	34,584,435	32.59%	
Grass Total	34,840.280	21.87%	19,708,365	28.26%	
Waste	378.190	14.29%	51,060	14.94%	
Other	5,187.170	53.64%	1,556,145	53.66%	
Exempt	0.000	0.00%			
Market Area Total	186,198.180	35.84%	206,725,520	41.15%	

2005 Agricultural Land Detail

County 2 - Antelope

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,641.420	3.54%	2,568,815	4.49%	1,564.995
1A	3,203.890	6.90%	5,014,110	8.77%	1,565.006
2A1	3,269.390	7.04%	4,822,380	8.43%	1,475.009
2A	1,269.460	2.74%	1,631,265	2.85%	1,285.007
3A1	11,014.190	23.73%	14,153,275	24.75%	1,285.003
3A	14,610.520	31.48%	18,774,555	32.83%	1,285.002
4A1	5,896.770	12.71%	5,837,800	10.21%	989.999
4A	5,506.900	11.87%	4,377,995	7.66%	795.001
Irrigated Total	46,412.540	100.00%	57,180,195	100.00%	1,231.998

Dry:

1D1	871.640	4.98%	1,298,735	7.33%	1,489.990
1D	1,455.010	8.31%	2,124,325	11.99%	1,460.007
2D1	1,502.570	8.58%	2,193,765	12.38%	1,460.008
2D	518.300	2.96%	500,160	2.82%	965.000
3D1	5,838.060	33.33%	5,633,770	31.79%	965.007
3D	5,450.430	31.11%	4,850,850	27.37%	889.994
4D1	1,217.080	6.95%	724,165	4.09%	595.001
4D	665.000	3.80%	395,685	2.23%	595.015
Dry Total	17,518.090	100.00%	17,721,455	100.00%	1,011.608

Grass:

1G1	180.690	0.43%	170,345	1.11%	942.747
1G	331.010	0.79%	325,265	2.12%	982.644
2G1	285.770	0.68%	275,380	1.80%	963.642
2G	279.730	0.67%	213,920	1.40%	764.737
3G1	2,645.250	6.31%	1,828,120	11.93%	691.095
3G	8,163.990	19.48%	4,192,845	27.35%	513.577
4G1	8,696.850	20.76%	2,568,560	16.76%	295.343
4G	21,316.050	50.87%	5,753,235	37.53%	269.901
Grass Total	41,899.340	100.00%	15,327,670	100.00%	365.821

Irrigated Total	46,412.540	42.83%	57,180,195	62.89%	1,231.998
Dry Total	17,518.090	16.16%	17,721,455	19.49%	1,011.608
Grass Total	41,899.340	38.66%	15,327,670	16.86%	365.821
Waste	460.360	0.42%	62,150	0.07%	135.003
Other	2,085.300	1.92%	625,595	0.69%	300.002
Exempt	42.730	0.04%			
Market Area Total	108,375.630	100.00%	90,917,065	100.00%	838.906

As Related to the County as a Whole

Irrigated Total	46,412.540	20.46%	57,180,195	17.69%	
Dry Total	17,518.090	14.47%	17,721,455	16.70%	
Grass Total	41,899.340	26.31%	15,327,670	21.98%	
Waste	460.360	17.40%	62,150	18.19%	
Other	2,085.300	21.56%	625,595	21.57%	
Exempt	42.730	1.13%			
Market Area Total	108,375.630	20.86%	90,917,065	18.10%	

2005 Agricultural Land Detail

County 2 - Antelope

Market Area: 3

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	6,339.530	11.88%	13,217,925	15.93%	2,085.000
1A	19,222.120	36.01%	35,080,460	42.29%	1,825.004
2A1	3,287.050	6.16%	5,456,500	6.58%	1,659.999
2A	372.000	0.70%	513,360	0.62%	1,380.000
3A1	6,778.220	12.70%	9,353,920	11.28%	1,379.996
3A	12,949.810	24.26%	15,928,245	19.20%	1,229.998
4A1	2,916.160	5.46%	2,595,385	3.13%	890.000
4A	1,517.690	2.84%	804,385	0.97%	530.006
Irrigated Total	53,382.580	100.00%	82,950,180	100.00%	1,553.881

Dry:

1D1	2,840.170	7.70%	5,112,310	12.78%	1,800.001
1D	11,293.750	30.63%	16,771,255	41.92%	1,485.003
2D1	2,153.280	5.84%	3,100,720	7.75%	1,439.998
2D	354.820	0.96%	422,240	1.06%	1,190.011
3D1	3,749.060	10.17%	4,123,960	10.31%	1,099.998
3D	10,941.790	29.68%	7,276,325	18.19%	665.003
4D1	3,953.140	10.72%	2,431,195	6.08%	615.003
4D	1,584.970	4.30%	768,715	1.92%	485.002
Dry Total	36,870.980	100.00%	40,006,720	100.00%	1,085.046

Grass:

1G1	438.230	1.41%	379,025	2.11%	864.899
1G	2,594.200	8.33%	2,340,970	13.02%	902.386
2G1	1,022.720	3.28%	908,390	5.05%	888.209
2G	252.780	0.81%	216,590	1.20%	856.832
3G1	1,948.730	6.25%	1,749,185	9.73%	897.602
3G	5,739.540	18.42%	3,713,905	20.66%	647.073
4G1	6,865.250	22.03%	3,847,990	21.40%	560.502
4G	12,299.850	39.47%	4,822,195	26.82%	392.053
Grass Total	31,161.300	100.00%	17,978,250	100.00%	576.941

Irrigated Total	53,382.580	43.64%	82,950,180	58.75%	1,553.881
Dry Total	36,870.980	30.14%	40,006,720	28.33%	1,085.046
Grass Total	31,161.300	25.47%	17,978,250	12.73%	576.941
Waste	101.920	0.08%	13,760	0.01%	135.007
Other	821.940	0.67%	246,585	0.17%	300.003
Exempt	2,590.890	2.12%			
Market Area Total	122,338.720	100.00%	141,195,495	100.00%	1,154.135

As Related to the County as a Whole

Irrigated Total	53,382.580	23.53%	82,950,180	25.66%	
Dry Total	36,870.980	30.46%	40,006,720	37.69%	
Grass Total	31,161.300	19.56%	17,978,250	25.78%	
Waste	101.920	3.85%	13,760	4.03%	
Other	821.940	8.50%	246,585	8.50%	
Exempt	2,590.890	68.53%			
Market Area Total	122,338.720	23.55%	141,195,495	28.11%	

2005 Agricultural Land Detail

County 2 - Antelope

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,676.210	7.87%	2,514,310	9.86%	1,499.997
1A	1,026.680	4.82%	1,437,355	5.64%	1,400.002
2A1	2,464.120	11.57%	3,252,615	12.76%	1,319.990
2A	3,423.540	16.08%	4,519,075	17.72%	1,320.000
3A1	8,118.560	38.13%	10,067,010	39.48%	1,239.999
3A	3,075.730	14.45%	2,491,345	9.77%	810.001
4A1	907.960	4.26%	735,450	2.88%	810.002
4A	596.820	2.80%	483,420	1.90%	809.992
Irrigated Total	21,289.620	100.00%	25,500,580	100.00%	1,197.794

Dry:

1D1	1,499.310	9.19%	1,169,460	11.85%	779.998
1D	1,383.480	8.48%	1,003,025	10.16%	725.001
2D1	1,272.990	7.80%	922,935	9.35%	725.013
2D	2,700.220	16.55%	1,957,715	19.84%	725.020
3D1	6,237.380	38.23%	3,399,410	34.44%	545.006
3D	2,359.490	14.46%	1,038,170	10.52%	439.997
4D1	682.860	4.19%	300,455	3.04%	439.995
4D	179.660	1.10%	78,155	0.79%	435.016
Dry Total	16,315.390	100.00%	9,869,325	100.00%	604.908

Grass:

1G1	372.630	1.07%	277,415	2.98%	744.478
1G	658.090	1.89%	364,900	3.92%	554.483
2G1	1,063.740	3.05%	588,095	6.32%	552.855
2G	3,765.130	10.79%	2,001,640	21.51%	531.625
3G1	4,062.260	11.64%	2,090,620	22.47%	514.644
3G	4,759.030	13.63%	2,208,350	23.74%	464.033
4G1	5,638.550	16.15%	689,205	7.41%	122.230
4G	14,589.060	41.79%	1,083,880	11.65%	74.294
Grass Total	34,908.490	100.00%	9,304,105	100.00%	266.528

Irrigated Total	21,289.620	28.75%	25,500,580	56.53%	1,197.794
Dry Total	16,315.390	22.03%	9,869,325	21.88%	604.908
Grass Total	34,908.490	47.14%	9,304,105	20.63%	266.528
Waste	167.000	0.23%	21,870	0.05%	130.958
Other	1,379.260	1.86%	413,795	0.92%	300.012
Exempt	0.000	0.00%			
Market Area Total	74,059.760	100.00%	45,109,675	100.00%	609.098

As Related to the County as a Whole

Irrigated Total	21,289.620	9.39%	25,500,580	7.89%	
Dry Total	16,315.390	13.48%	9,869,325	9.30%	
Grass Total	34,908.490	21.92%	9,304,105	13.34%	
Waste	167.000	6.31%	21,870	6.40%	
Other	1,379.260	14.26%	413,795	14.27%	
Exempt	0.000	0.00%			
Market Area Total	74,059.760	14.26%	45,109,675	8.98%	

2005 Agricultural Land Detail

County 2 - Antelope

Market Area: 5

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,622.290	28.72%	2,676,780	39.30%	1,650.000
1A	283.240	5.01%	464,510	6.82%	1,639.987
2A1	290.100	5.14%	475,765	6.99%	1,640.003
2A	480.100	8.50%	787,365	11.56%	1,640.002
3A1	634.750	11.24%	587,145	8.62%	925.001
3A	1,040.900	18.43%	962,835	14.14%	925.002
4A1	958.200	16.96%	685,110	10.06%	714.996
4A	338.900	6.00%	171,145	2.51%	505.001
Irrigated Total	5,648.480	100.00%	6,810,655	100.00%	1,205.750

Dry:

1D1	1,429.850	30.75%	1,794,460	45.41%	1,254.998
1D	299.320	6.44%	236,460	5.98%	789.990
2D1	257.940	5.55%	203,770	5.16%	789.989
2D	1,249.180	26.86%	986,850	24.97%	789.998
3D1	662.240	14.24%	400,665	10.14%	605.014
3D	536.550	11.54%	265,590	6.72%	494.995
4D1	147.640	3.17%	43,555	1.10%	295.008
4D	67.800	1.46%	20,005	0.51%	295.059
Dry Total	4,650.520	100.00%	3,951,355	100.00%	849.658

Grass:

1G1	278.250	1.69%	216,895	2.92%	779.496
1G	79.480	0.48%	51,980	0.70%	654.001
2G1	103.940	0.63%	52,840	0.71%	508.370
2G	1,019.970	6.19%	630,820	8.51%	618.469
3G1	832.610	5.06%	455,360	6.14%	546.906
3G	5,268.790	32.00%	3,041,035	41.00%	577.179
4G1	4,126.560	25.06%	1,584,525	21.36%	383.982
4G	4,756.330	28.89%	1,383,000	18.65%	290.770
Grass Total	16,465.930	100.00%	7,416,455	100.00%	450.412

Irrigated Total	5,648.480	19.82%	6,810,655	36.96%	1,205.750
Dry Total	4,650.520	16.32%	3,951,355	21.44%	849.658
Grass Total	16,465.930	57.78%	7,416,455	40.24%	450.412
Waste	1,538.190	5.40%	192,830	1.05%	125.361
Other	196.950	0.69%	58,090	0.32%	294.947
Exempt	0.000	0.00%			
Market Area Total	28,500.070	100.00%	18,429,385	100.00%	646.643

As Related to the County as a Whole

Irrigated Total	5,648.480	2.49%	6,810,655	2.11%	
Dry Total	4,650.520	3.84%	3,951,355	3.72%	
Grass Total	16,465.930	10.34%	7,416,455	10.64%	
Waste	1,538.190	58.14%	192,830	56.44%	
Other	196.950	2.04%	58,090	2.00%	
Exempt	0.000	0.00%			
Market Area Total	28,500.070	5.49%	18,429,385	3.67%	

2005 Agricultural Land Detail

County 2 - Antelope

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	60.970	81,350	4,712.100	7,393,585	222,067.640	315,792,190
Dry	108.170	108,630	4,237.580	3,489,420	116,694.280	102,535,240
Grass	55.410	45,825	3,232.100	1,572,880	155,987.830	68,116,140
Waste	0.000	0	159.500	21,535	2,486.160	320,135
Other	0.500	150	262.590	77,790	9,407.530	2,822,270
Exempt	25.000	0	9.550	0	3,746.210	0
Total	225.050	235,955	12,603.870	12,555,210	506,643.440	489,585,975

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	226,840.710	323,267,125	226,840.710	43.67%	323,267,125	64.35%	1,425.084
Dry	121,040.030	106,133,290	121,040.030	23.30%	106,133,290	21.13%	876.844
Grass	159,275.340	69,734,845	159,275.340	30.66%	69,734,845	13.88%	437.825
Waste	2,645.660	341,670	2,645.660	0.51%	341,670	0.07%	129.143
Other	9,670.620	2,900,210	9,670.620	1.86%	2,900,210	0.58%	299.899
Exempt	3,780.760	0	3,780.760	0.73%	0	0.00%	0.000
Total	519,472.360	502,377,140	519,472.360	100.00%	502,377,140	100.00%	967.091

* Department of Property Assessment & Taxation Calculates

2005 County Abstract of Assessment for Real Property, Survey

02 Antelope

Staffing and Funding Information

Deputy(ies) on staff	1	Adopted Budget	97022
Appraiser(s) on staf	0	Requested Budget	98000
Other full-time employees	2	Appraisal	0
Other part-time employees	0	Education/Workshop	0
Shared employees	0	County Reappraisal Budget	45551
		Other	0

Residential Appraisal Information

	Residential Urban	Residential Suburban	Residential Rural	Residential Ag
Data Collection by Whom	Assr\Othr	Assr\Othr	Appraiser	Appraiser
Valuation by Whom	Assr\Othr	Assr\Othr	Assr\Othr	Assr\Othr
Reappraisal Date	2001	2002	2005	2005
Pickup Work by Whom	Assr\Othr	Assr\Othr	Assr\Othr	Assr\Othr
Marshall Date	2001	2002	2004	2004
Depreciation Date	2001	2002	2004	2004
Market Date	2001	2002	2004	2004
# of Market Areas	8	0	1	1

Commercial, Industrial and Agricultural Appraisal Information

	Commercial	Industrial	Agricultural
Data Collection by Whom	Appraiser	Appraiser	Deputy
Valuation by Whom	Appraiser	Appraiser	Assessor
Reappraisal Date	2001	2001	2005
Pickup Work by Whom	Assr\Othr	Assr\Othr	Deputy
Marshall Date	2004	2004	2004
Depreciation Date	2000	2000	2004
Market Date	2000	2000	2004
Income Date	2000	2000	
# of Market Area	9	9	5
Record Maintenance			Deputy
Soil Survey Date			1978
Land Use Date			2004
Who Completed Land Use			Deputy
Last Inspected			

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02 Antelope

Computer and Automation Information

CAMA software used (if applicable)	TerraScan
Administration software used (if applicable)	TerraScan
GIS software used (if applicable)	ArcView
Personal Property software	TerraScan

Annual Maintenance Information

	# of Permits	# of Information Statements	Other
Residential	22	45	25
Commercial	5	4	0
Industrial	0	0	1
Agricultural	0	24	945

Mapping Information

Cadastral Date	1967
Cadastral Book Maintenance	Staff
CityZone	
Zoning Date	1999
Cities with Zoning:	ELGIN
	NELIGH
	TILDEN

2005 County Abstract of Assessment for Real Property, Survey

02 Antelope

Contracted Services: Administrative Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
TerraScan	8530	11/1/2005
TERRA SCAN PROVIDES BOTH ADMINISTRATIVE & CAMA SOFTWARE, SUPPORT & UPDATES.		

Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Appraisal Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
BLASER APPRAISAL	25	2/1/2004
BLASER APPRAISAL WAS CONTRACTED TO LIST ALL RURAL IMPROVEMENTS & PHOTGRAPH THEM. ALL VALUES WWERE SET BY THE ASSESSOR & STAFF.		

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

2005 County Abstract of Assessment for Real Property, Survey

02 Antelope

Assessor Comments

ALL PROPERTY EXCEPT FOR NELIGH RESIDENTIAL & OAKDALE RESIDENTIAL HAVE BENN ENTERED INTO THE TERRASCAN CAMA PROGRAM TO REFLECT CURRENT MARSHALL & SWIFT PRICING. NELIGH & OAKDALE WILL BE ENTERRED IN 2005.

ALL LAND IN RANE 5 WAS REVIEWED FOR CURRENT LAND USE, IN ADDITION TO ALL PICK-UP WORK. RANGE 6 IS SLATED FOR REVIEW IN 2005, 7 IN 2006 & 8 IN 2007. THIS IS A VERY AMBITIONS PROJECT AND HAS REQUIRE3D MUCH DEDICATION & OVER-TIME ON THE PART OF THE DEPUTY.

THE RURAL REVAL WAS COMPLETED FOR THE 2005 VALUATION YEAR. PERCENT INCREASES WERE APPLIED IN ORCHARD & TILDEN AND A PERCENT DECREASE WAS APPLIED IN OAKDALE.

I HAVE A VERY DEDICATED STAFF WHO ARE WILLING TO ALWAYS GIVE 110%; THEY SUPPORT ALL OF MY DECISIONS & WORK WITH SHEER DEDICATION TO PERFORM THEIR DUTIES. THEY ALWAYS GO ABOVE AND BEYOND TO GET THE JOB DONE. THIS A VERY RARE ASSET, ONE WITHOUT THIS OFFICE COULD NOT ACHIEVE SUCH HIGH GOALS.

Antelope County's 5 Year Plan of Assessment-Update August 12, 2004

Introduction

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5. It is to be submitted to the Antelope County Board of Equalization and the Department of Property Assessment & Taxation on or before September 1, 2001 and every five years thereafter. The assessor shall update the plan yearly between the adoption of each five-year plan. The plan and any update shall examine the level, quality & uniformity of assessment in the County and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31.

General Description of Antelope County

As reported on the 2004 Recertified County Abstract, Antelope County has a total count of 6,781 parcels. The residential parcel count is 32% of the total; the Commercial/Industrial is 8% of the total base. The agricultural parcels account for 54% of the base and 6% is exempt property. The total Antelope County valuation as reported on abstract, excluding centrally assessed property, is 639,812,499. The total real estate value was 596,916,120. The residential class value is 15% of the total, the commercial/industrial class value is 6%, the agricultural land accounts for 69% of the real property value, the rural residences, outbuildings & sites contribute about 10%. The total personal property value is 42,896,285. Antelope County handled 1,180 personal property schedules in 2004. Centrally assessed property adds approximately another 5 million dollars to the value for a total County valuation over 644 million.

Staff/Training/Budget

The staff of the Antelope County Assessor's office consists of the Assessor, the Deputy, and two full-time clerks. The Assessor and Deputy hold their assessor's certificate, and complete the required hours to maintain them. A contract is executed every year with an outside appraiser for annual maintenance and pick-up work. The assessor compiles the models for every revaluation, and applies the values herself.

The assessor's budget is in two parts. For the 2003-2004 fiscal year the General Fund Budget was \$95,000, and the assessor's Re-Appraisal Fund budget was \$35,000. The budget for 2004-2005 has not been decided at this time. The Assessor has requested budget increases to both accounts. The General Fund request is \$98,000, and the Re-Appraisal Fund request is \$41,650. The increased General Fund supports wage increases only. The Re-Appraisal request is to fund a complete rural re-appraisal.

Public Relations

Prior to 2002, the Antelope County Assessor's Office held an annual public meeting to discuss current assessment practices, and to discuss the valuation process in general. Large displays were constructed, and handouts printed to help taxpayers understand the assessor's office procedures. It was decided in 2002, due to declining attendance that every year was too often. The meeting will be scheduled for once a term instead.

Public Relations (con't)

In addition, every year in October, County Government Day is held, and the assessor's office is an active educator in this process, with the hopes of starting the education of the public at a younger age. Open communication with the local newspapers and the use of advertisements also help in the interpretive process. A yearly manual of all public relation endeavors is kept in the office. Every year this manual is reviewed and analyzed with the expectation of improving our techniques in the future.

Cadastral Maps

The cadastral maps are dated 1967 and are kept current with parcel identification according to regulation 10-004.03. The accompanying page of parcel owners and legal descriptions was never a part of the cadastral mapping in Antelope County. Ownership could be determined by locating the property record card, which contains the corresponding information. For approximately 6 years prior to the current assessor's term (1992-1998) the maps had little maintenance, and split parcels were not drawn. Prior to 2002, the assessor corrected discrepancies as they were discovered. In 2002 a complete renovation of the cadastral maps began. Every map is checked parcel by parcel, and drawn according to deed of record. An index for ownership has been developed, and is being kept with the maps. These indexes are being kept current with real estate transfers. The rural maps were completed by 2003. In addition to the hard copy cadastral maps, ownership is being tracked on the ESRI Arc-GIS computer program as of 2004.

Procedure Manuals

In 1999 the current assessor developed a policy and procedure manual for the Antelope County Assessor's Office. This manual adheres to statute, regulation, and directive. It contains instructions for the performance of almost all duties of the office. It is constantly being revised to reflect the changes which occur in the Assessor's Office.

Property Record Cards

The property record cards contain all information required by regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. An aerial photo of the agricultural land is also included. The cards are in good condition, and are updated and/or replaced as needed.

Report Generation

Reports are filed accurately and in a timely manner. Following is a list of the reports required and submitted by the Antelope County Assessor's Office annually. The Antelope County Assessor plans on submitting these every year for the next five years, 2004-2008:

Abstract - Reg 60-004.02 – Due March 20 (19 for 2005)
Personal Property Abstract – Due June 15
Certification of Values – Due August 20
School District Taxable Value Report – Due August 25
5 Year Plan of Assessment or Update – September 1

Report Generation (con't)

Levies Entered into Computer - November 15 or so
Tax Roll – Delivered to Treasurer by November 22
Print Bills - Deliver to Treasurer –November 22
Certificate of Taxes Levied – Due December 1
Tax List Corrections – Reg 10-00.09A
Tax Payer Protests – June 1-July 25

Homestead Exemptions

Homestead exemptions are accepted and processed according to State Statute 77-3510 through 77-3528. Applications were accepted from February 1 through June 30. Approximately 500 homestead exemptions were filed in the Antelope County Assessor's Office in 2004. The Antelope County Assessor's office arranged for staff members of Goldenrod Hills to be available for assistance without fee to filers in the completion of the income portion of their homestead applications. This assistance was offered from 10 a.m. to 3 p.m. on February 19th, March 18th, April 8th, April 22nd, May 20th, & June 10th. Dates for assistance are publicized in all local newspapers throughout the filing period. The Antelope County Assessor's Office telephones all prior-year applicants who have not yet submitted their application as the filing deadline approaches, which usually begins one month prior to the deadline to allow for the scheduling of assistance with the income forms if needed. The Antelope County Assessor's Office works in conjunction with the Antelope County Veteran's Service Officer to insure that all qualifying applicants receive the exemption status that is most applicable to their situation. The Antelope County Assessor plans on accepting & processing homestead exemptions, arranging for assistance with the completion of required forms, performing telephone reminders, and working with the Veteran's Service Officer every year for the next five years, 2004-2008.

Personal Property

All personal property is handled according to Regulation 20. All schedules are to be filed by May 1 to be considered timely. From May 1 to July 31, all schedules received by the office receive a 10% penalty. After July 31, a 25% penalty is assessed. Reminder postcards are sent at the beginning of the personal property season, usually by February 1. Then again in the middle of April reminders are sent. Advertisements are placed in the county newspapers prior to all postcard mailings to remind taxpayers that it is personal property filing time. This has both cut our form costs by about 50%, and increased the timely filings in Antelope County. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with a list of taxpayers, and then request their clients' forms in advance, which they complete and return to our office. The personal property abstract is due, and completed by June 15. The Antelope County Assessor's Office anticipates this process to continue throughout the next five years, 2004-2008.

Centrally Assessed/Railroad Property

Centrally assessed values were received from the State Department of Property Assessment & Taxation on August 12, 2003. The approximate number of schedules is 10 public service schedules and 1 railroad schedule. The Antelope County Assessor's Office anticipates no changes in this process over the next five years, 2004-2008.

Real Property

Definitions (DPAT Reg. 50, Assessment Process Regulations)

Appraisal – The written opinion the monetary value of property. An appraisal must include an adequate description of the property as of January 1 of any given year, and shall be supported by an analysis of relevant data. All appraisals shall meet the standards set forth in USPAP (001.02).

Reappraisal – Appraisal, Reappraisal & Mass Appraisal are interchangeable terms, except that reappraisal may mean a subsequent appraisal (001.02).

Mass Appraisal - Appraisal, Reappraisal & Mass Appraisal are interchangeable terms, except that reappraisal may mean a subsequent appraisal (001.02).

Appraisal Process – A systematic analysis of the factors that affect the value of real property:

- 1) Define the Problem
- 2) Plan the Necessary Work
- 3) Gather the Necessary Data
- 4) Classify the Data
- 5) Analyze the Data
- 6) Interpret Data into a Written Opinion of Value
- 7) Value Defense

It is the function for determining assessed value. It shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued (001.03).

Appraisal Update – An appraisal in which all or part of the data collection process is determined to be unnecessary, but there is a need to adjust values on all of the properties within a defined class or sub-class. (i.e. recalibration of a market model, implementation of more current cost data, adjustments to value by a percentage.) (001.05)

Appraisal Maintenance (Pick-Up Work) – The collection of specific data relating to new construction, re-modeling, additions, alterations, and removals of existing buildings or structures. The value of property analyzed in an appraisal maintenance project shall be equalized with comparable properties (001.06).

Appraisal or Assessed Value Adjustment – An appraisal update, in which the reported value of real property is modified by a percentage as determined to be appropriate during the gathering and analysis of data, applied uniformly to all property within a defined class or subclass of property.

See the State of Nebraska Department of Property Assessment and Taxation Regulation 50, Assessment Process Regulations for any additional definitions.

Real Property History

Real property is updated annually through maintenance and pick-up work. In the 2001 valuation year, pick-up work was performed on approximately 229 parcels. A Reappraisal of Antelope County's five small towns and all commercial property was completed, and the re-assessment of land use in 277 parcels. For 2002 a complete residential revaluation of Neligh City (1177 parcels) and of Orchard Village (256 parcels) was completed. For 2003, Commercial values in Neligh were re-studied. Pick-up work was performed on approximately 301 urban parcels, and on 211 parcels of agricultural land. A residential reappraisal was performed in Elgin City.

All pick-up and maintenance field work is slated for completion in mid-February to allow time for computer data entry and value generation. An onsite inspection is performed on every property to be revalued. The property is measured, data is confirmed and/or corrected, and property quality & condition is noted along with any other outstanding facts. A photograph is taken of each property. With owner accompaniment an interior inspection is performed. If that is denied then it is assumed that the interior condition of the property is the same as the exterior, unless evidence leads us elsewhere. Countywide zoning was adopted by the Antelope County Board of Equalization in 1999, and the assessor's office works in conjunction with the zoning administrator with the filing of building permits.

Residential History

Neligh, Tilden, Oakdale, Brunswick, Royal, Orchard & Clearwater are priced using CAMA 2000. Elgin was reviewed and revalued in 2003, and priced with current Marshall & Swift table via the Terrascan system. All rural residences and outbuildings have also been priced in the Terra Scan system. All towns have been priced with current depreciation as derived from the market. The listing of the property in Tilden, Oakdale, Orchard, and Clearwater was performed by Blaser Appraisal. Neligh and Elgin Cities were listed by the Assessor and one clerk. Royal and Brunswick Villages were listed by assessor's office staff; the Assessor has & will continue to model & set values. Current models, along with a listing of every residential property in each village, showing how that property fits into the model, are kept as a permanent record available for all to inspect. These records have proven to be very helpful in explaining how the valuation process works to the taxpayers. Antelope County residential property is currently being re-evaluated on a 3-year cycle for the possibility of market changes and therefore assessed value. The three-year cycle may be readjusted according to changing needs, and market indicators. Some of the smaller towns have less than 10 sales in a three-year period, and revaluation may prove to be an impossibility.

Proposed Timeline

**The timeline is subject to change as are the statistics, regulations, and statutes.*

2004-

Rural Reappraisal began: (approximately 2500 parcels)

- 1) Statistics for Rural Residential Property were declining.
- 2) A contract was executed between Antelope County and Blaser Appraisal for the listing of the property.
- 3a) Property characteristics were entered into the Terra Scan system
- 3b) Blaser Appraisal performed onsite inspections of all rural residential property.

Pick-up Work:

Onsite inspections were performed by Jerry Hanefeldt, registered appraiser. There were 147 urban residential and 24 rural residential properties which received annual maintenance.

Implementation of TERC Orders:

Improved Rural Residential Property was increased by 7.18%. (approximately 2500 properties)

Statistical Indicators:

Preliminary measures of central tendency were as follows:

Median – 97
COD – 25.54
PRD – 106.33

According to TERC, these are the statistical indicators which should have been reached with their adjustments:

Median – 97
COD – 25.51
PRD – 105.88

Value Defense (For All Property Types):

Approximately 150 taxpayers came to or phoned the assessor's office with questions/concerns regarding their valuation. All supporting documentation was consulted.

26 Antelope County Taxpayers protested 41 properties.

The Antelope County Board of Equalization met on July 14th to hear protests.

It is very possible that there will be 2 TERC cases resulting from these protests.

2005-

Rural Reappraisal Completion:

(approximately 2500 parcels)

- 4) Properties will be classified into comparable groups.
- 5) Models will be created by the Antelope County Assessor.
- 6) Antelope County Assessor will set values.

Orchard Residential Update:

(approximately 292 parcels)

- 1) Statistics are declining in Orchard Village, and there were an adequate number of sales to determine this.
- 2) Market influences need to be re-studied.
- 3) Property characteristics were observed and noted in 2002.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Models will be comprised.
- 6) Values will be set by the Assessor.

Tilden Residential Update:
(approximately 189 parcels)

- 1) Statistics are declining in Tilden Village, and there were an adequate number of sales to determine this.
- 2) Market influences need to be re-studied. Sales information for Madison County's side of Tilden will be studied in addition to Antelope County's sales.
- 3) Property characteristics were observed and noted in 2002.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Models will be comprised.
- 6) Values will be set by the Assessor.

Pick-up Work

- 1) Blaser appraisal will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.
The Antelope County Board of Equalization will meet prior to July 25th to hear protests.
TERC cases resulting from these protests will be addressed accordingly.

2006-

Neligh Residential Update:
(approximately 883 parcels)

- 1) Statistics will be reviewed for Neligh Residential.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

"Small Town" Residential Update:
(Oakdale, Brunswick, Royal & Clearwater)
(approximately 726 parcels)

- 1) Statistics will be reviewed for "Small Town" Residential.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Pick-up Work

- 1) An outside appraisal firm will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.

The Antelope County Board of Equalization will meet prior to July 25th to hear protests.
TERC cases resulting from these protests will be addressed accordingly.

2007-

Elgin Residential Update: (approximately 476 parcels)

- 1) Statistics will be reviewed for Elgin Residential.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Pick-up Work

- 1) An outside appraisal firm will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.

The Antelope County Board of Equalization will meet prior to July 25th to hear protests.
TERC cases resulting from these protests will be addressed accordingly.

2008-

Tilden Residential Update: (approximately 189 parcels)

- 1) Statistics will be reviewed for Tilden Residential.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Orchard Residential Update:
(approximately 292 parcels)

- 1) Statistics will be reviewed for Orchard Residential.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Pick-up Work

- 1) An outside appraisal firm will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.

The Antelope County Board of Equalization will meet prior to July 25th to hear protests. TERC cases resulting from these protests will be addressed accordingly.

Commercial

Commercial History

All commercial property in Antelope County was revalued as part of a complete commercial reappraisal performed by Great Plains Appraisal in the year 2001. Records reveal 3 approaches to value: market, income, and cost. During the protest process in 2001 some discrepancies were found, and a review of this work is planned as the residential reviews are performed. Any inconsistencies found will be cleared up at that time.

Commercial property was re-aligned in Neligh in 2002. For the 2003 valuation year the Antelope County Assessor's Office reviewed commercial property in Elgin, as the residential review was performed. The office studied rural commercial property in 2003, as requested by the Department of Property Assessment & Taxation in their 2002 Progress Report. However, the Antelope County Assessor's Office noted that there were only 3 sales of rural improved commercial property and 3 sales of rural vacant land in the qualified commercial roster, which makes up a disproportionate fraction of the base, and indicators were unreliable. In addition, commercial property only accounts for 7% of Antelope County's total property value base. It is difficult to determine an assessment level from such a sparse sales data base.

Proposed Timeline

**The timeline is subject to change as are the statistics, regulations, and statutes.*

2004-

Pick-up Work:

Onsite inspections were performed by Jerry Hanefeldt, registered appraiser. There were 34 commercial and 1 industrial properties which received annual maintenance.

Implementation of TERC Orders:

Improved Commercial Property was decreased 6.62%. (approximately 400 properties)

Statistical Indicators:

Preliminary measures of central tendency were as follows:

Median – 100

COD – 36.25

PRD – 101.58

According to TERC, these are the statistical indicators which should have been reached with their adjustments:

Median – 94

COD – 36.36

PRD – 102.6

Value Defense (For all Property Types):

Approximately 150 taxpayers came to or phoned the assessor's office with questions/concerns regarding their valuation. All supporting documentation was consulted.

26 Antelope County Taxpayers protested 41 properties.

The Antelope County Board of Equalization met on July 14th to hear protests.

It is very possible that there will be 2 TERC cases resulting from these protests.

Computer Data Entry:

(approximately 600 parcels-improved & unimproved)

All commercial property was entered into the Terra Scan System.

2005-

Orchard Commercial Update: (approximately 25 parcels)

- 1) Statistics may be unreliable in Orchard Village. However, there may not be an adequate number of sales to determine market.
- 2) Property characteristics were observed and noted in 2000.
- 3) Properties will be grouped into comparable sub-classes.
- 4) Models will be comprised, if possible.
- 5) Values will be set by the Assessor.

Tilden Commercial Update: (approximately 16 parcels)

- 1) Statistics will be studied in Tilden City. However, there may not be an adequate number of sales to determine market.
- 2) Market influences need to be re-studied. Sales information for Madison County's side of Tilden will be studied in addition to Antelope County's sales.
- 3) Property characteristics were observed and noted in 2002.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Models will be comprised.
- 6) Values will be set by the Assessor.

Pick-up Work

- 1) Blaser appraisal will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.

The Antelope County Board of Equalization will meet prior to July 25th to hear protests. TERC cases resulting from these protests will be addressed accordingly.

2006-

Neligh Commercial Update: (approximately 77 parcels)

- 1) Statistics will be reviewed for Neligh Commercial
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

"Small Town" Commercial Update:
(Oakdale, Brunswick, Royal & Clearwater)
(approximately 65 parcels)

- 1) Statistics will be reviewed for "Small Town" Commercial. However, there may not be an adequate number of sales to determine market.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Pick-up Work

- 1) An outside appraisal firm will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.
The Antelope County Board of Equalization will meet prior to July 25th to hear protests.
TERC cases resulting from these protests will be addressed accordingly.

2007-

Elgin Commercial Update:
(approximately 41 parcels)

- 1) Statistics will be reviewed for Elgin Commercial.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Pick-up Work

- 1) An outside appraisal firm will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.
The Antelope County Board of Equalization will meet prior to July 25th to hear protests.
TERC cases resulting from these protests will be addressed accordingly.

2008-

Tilden Commercial Update: (approximately 16 parcels)

- 1) Statistics will be reviewed for Tilden Commercial.
- 2) Market influences will be studied. Sales information for Madison County's side of Tilden will be studied in addition to Antelope County's sales.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Orchard Commercial Update: (approximately 25 parcels)

- 1) Statistics will be reviewed for Orchard Commercial. However, there may not be an adequate number of sales to determine market.
- 2) Market influences will be studied.
- 3) Property may be reappraised or updated as deemed necessary.
- 4) Properties will be grouped into comparable sub-classes.
- 5) Values will be set by the Assessor.

Pick-up Work

- 1) An outside appraisal firm will be contracted to gather data.
- 2) Data will be entered into the Terra Scan program.
- 3) Property will be valued like all comparable property by the Assessor.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.

The Antelope County Board of Equalization will meet prior to July 25th to hear protests. TERC cases resulting from these protests will be addressed accordingly.

Agricultural

Agricultural History

All school land was valued according to soil types & land use for 2001. In addition, all CRP land was re-categorized as CRP grass in order to allow for a complete market study of CRP ground. The soil survey being used was compiled in 1978, and the 1995 soil conversion as dictated by the Property Tax Administrator is also being used. Two hundred eleven land use changes were calculated in 2002, and this amount is fairly typical for Antelope County. In 2002 a hard copy of the aerial photos of all parcels were purchased from the FSA, because the FSA is planning on converting to GIS, and will no longer have hard copies. A complete re-assessment of land use of parcels that have not been researched within the last 6 years began in 2003. It was the plan that in 2003 range 5 would be addressed. In 2004 range 6, then range 7 in 2005, and finally range 8 in 2006. This plan, however, proved to be a little too ambitious. It appears that each range may take at least two years to complete, in addition to all other required tasks. Agricultural land values are set according to market, with the aid of a homegrown spreadsheet. With the implementation of Terrascan this may change. It is my understanding that Terrascan has its own software to aid in valuation determination.

Proposed Timeline

**The timeline is subject to change as are the statistics, regulations, and statutes.*

2004-

Pick-up Work:

- 1) Mary Bauer, Deputy Assessor researched all land use changes. (211 changes were made.)
- 2) The parcels were digitized.
- 3) Land use was drawn in ESRI Arc GIS.
- 4) The parcels were calculated with AgCalc.
- 5) The data was entered into the Terra Scan system.

Computer Data Entry:

Our discovery methods changed. The ESRI Arc GIS was implemented in Antelope County. Several layers were installed: Wells, Centerlines, Streams, Elevation Count, Railroad, Soils, Parcels, Land Use, Township, Sections, County, Fire Districts, Wetlands, Market Areas, School Districts, Municipal Boundaries, and Aerial Slides.

Computer Data Entry (con't):

Mary Bauer, Deputy Assessor, is digitizing every parcel, and drawing the land use. Then AgCalc is used to calculate the number of acres of each land use in each soil type. This information is then entered into the Terra Scan System. Grant Township (23-5) through Elm Township (25-5) (508 parcels) has been completely re-worked, in addition to all land use changes.

Market Areas:

Market areas were re-designed to more precisely reflect the soils and topography of Antelope County. There are now 5 market areas.

Market Analysis:

A market analysis of Antelope County's agricultural land sales was performed by the Assessor. A homegrown spreadsheet was used to aid in the mathematical equations. Values were set according to market by capability unit in each market area.

Statistical Indicators:

Preliminary measures of central tendency were as follows:

Median – 76

COD – 17.69

PRD – 102.87

Value Defense (For All Property Types):

Approximately 150 taxpayers came to or phoned the assessor's office with questions/concerns regarding their valuation. All supporting documentation was consulted.

26 Antelope County Taxpayers protested 41 properties.

The Antelope County Board of Equalization met on July 14th to hear protests.

It is very possible that there will be 2 TERC cases resulting from these protests.

2005-

Pick-up Work

- 1) Mary Bauer, Deputy Assessor will research all land use changes.
- 2) The parcels will be digitized.
- 3) Land use will be drawn in ESRI Arc GIS.
- 4) The parcels will be calculated with AgCalc.
- 5) The data will be entered into the Terra Scan system.

Computer Data Entry:

Mary Bauer, Deputy Assessor, will digitize every parcel, and draw the land use. Then AgCalc will be used to calculate the number of acres of each land use in each soil type. This information will be entered into the Terra Scan System. Willow Township (26-5) thru Bazile Township (28-5) (approximately 533 parcels) will be completely re-worked, in addition to all land use changes.

Market Analysis:

A market analysis of Antelope County's agricultural land sales will be performed by the Assessor.

A homegrown spreadsheet or the Terra Scan system will be used to aid in the mathematical equations. Values will be set according to market by capability unit in each market area.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.

The Antelope County Board of Equalization will meet prior to July 25th to hear protests.

TERC cases resulting from these protests will be addressed accordingly.

2006-

Pick-up Work

- 1) Mary Bauer, Deputy Assessor will research all land use changes.
- 2) The parcels will be digitized.
- 3) Land use will be drawn in ESRI Arc GIS.
- 4) The parcels will be calculated with AgCalc.
- 5) The data will be entered into the Terra Scan system.

Computer Data Entry:

Mary Bauer, Deputy Assessor, will digitize every parcel, and draw the land use. Then AgCalc will be used to calculate the number of acres of each land use in each soil type. This information will be entered into the Terra Scan System. Cedar Township (23-6) through Neligh Township (25-6) (approximately 615 parcels) will be completely re-worked, in addition to all land use changes.

Market Analysis:

A market analysis of Antelope County's agricultural land sales will be performed by the Assessor. A homegrown spreadsheet or the Terra Scan system will be used to aid in the mathematical equations. Values will be set according to market by capability unit in each market area.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.
The Antelope County Board of Equalization will meet prior to July 25th to hear protests.
TERC cases resulting from these protests will be addressed accordingly.

2007-

Pick-up Work

- 1) Mary Bauer, Deputy Assessor will research all land use changes.
- 2) The parcels will be digitized.
- 3) Land use will be drawn in ESRI Arc GIS.
- 4) The parcels will be calculated with AgCalc.
- 5) The data will be entered into the Terra Scan system.

Computer Data Entry:

Mary Bauer, Deputy Assessor, will digitize every parcel, and draw the land use. Then AgCalc will be used to calculate the number of acres of each land use in each soil type. This information will be entered into the Terra Scan System. Custer Township (26-6) through Eden Township (28-6) will be completely re-worked, in addition to all land use changes.

Market Analysis:

A market analysis of Antelope County's agricultural land sales will be performed by the Assessor. A homegrown spreadsheet or the Terra Scan system will be used to aid in the mathematical equations. Values will be set according to market by capability unit in each market area.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.
The Antelope County Board of Equalization will meet prior to July 25th to hear protests.
TERC cases resulting from these protests will be addressed accordingly.

2008-

Pick-up Work

- 6) Mary Bauer, Deputy Assessor will research all land use changes (approximately 200 parcels on average).
- 7) The parcels will be digitized.
- 8) Land use will be drawn in ESRI Arc GIS.
- 9) The parcels will be calculated with AgCalc.
- 10) The data will be entered into the Terra Scan system.

Computer Data Entry:

Mary Bauer, Deputy Assessor, will digitize every parcel, and draw the land use. Then AgCalc will be used to calculate the number of acres of each land use in each soil type. This information will be entered into the Terra Scan System. Logan Township (23-7) through Ord Township (25-7) (approximately 493 parcels) will be completely re-worked, in addition to all land use changes.

Market Analysis:

A market analysis of Antelope County's agricultural land sales will be performed by the Assessor. A homegrown spreadsheet or the Terra Scan system will be used to aid in the mathematical equations. Values will be set according to market by capability unit in each market area.

Value Defense:

All taxpayers will receive the explanations necessary regarding their questions/concerns. Models and other supporting documentation will be consulted.

The Antelope County Board of Equalization will meet prior to July 25th to hear protests. TERC cases resulting from these protests will be addressed accordingly

Sales Review

Real estate transfer statements are filed according to Reg 12-003 in as timely of a manner as possible. The completion of real estate transfers is a team effort. The Assessor and staff complete the transactions required by the deeds. All sales are processed on the Terrascan system, and green sheets are accurately generated through this process. The assessor verifies all residential, commercial, and agricultural sales through a mailed questionnaire. She has about a 90% return rate on verification letters. Those that do not respond to the letter are contacted by phone. When phone contact is impossible, the assessor's best judgement is used. All sales are considered to be arms-length transactions, unless evidence is provided to the contrary. The Real Estate Clerk maintains a sales book for all property types. All agricultural sales are compiled in a spreadsheet to allow for value setting according to the market.

Conclusion

Good record keeping is imperative. The implementation of the new Terrascan computer system has caused an increased work flow in the office, as a great quantity of data entry is necessary to reap the full benefit of this wonderful tool. Many of the fields were blank, as this data was not available with the MIPS system used previously. Map numbers have been entered on all property. Zoning codes and situs addresses have also been entered. All rural improvements

have been entered, and the commercial parcels have also been entered. Urban residential improvements are scheduled for entry by the end of 2005.

Each year a statistical study is done to determine if values are within range, and which types of revaluations are needed. However, the Assessor must prioritize her work due to budget and time constraints. After this year, it appears that TERC, too, will be evaluating the entire County by sub-class, sub-sub-class, etc., and making percentage increases and decreases as they deem necessary. These adjustments do not rectify anything. In fact, these measures give birth to new problems. Show-cause hearings were a absolute waste of County time, effort, and money. All decisions were predetermined by TERC prior to the hearing, and no county was successful in their pleas of "no change". County resources were also exhausted by enacting the orders. Antelope County spent nearly \$4000 in ink alone. Then, add paper, wages, postal service, etc., not to mention time. If these adjustments are to become a mainstay, then assessors will be left without resources to perform our required duties. Overall statistics, which were in line prior to TERC sub-class adjustments, changed very little from the alterations. How have these changes benefited anyone in Antelope County or in the State of Nebraska? The "E" in TERC symbolizes equalization. The TERC better think long and hard about that. The adjustments unequalized Antelope County and other counties as well.

I attest this to be true and accurate to the best of my knowledge and ability.

Julie A. Harrison
Antelope County Assessor

State of Nebraska
Department of Property Assessment and Taxation

**2004 Progress Report for
Antelope County**

Introduction

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

Plan of Assessment

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

Purpose of the Department's 2004 Progress Report

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

Standards

I. Sales Review Standards

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))

Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.

Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.

Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.

Findings of Sales Review Standards

Standard One (1) – All sales that are not obvious disqualifications are considered to be arm's length transactions.

Standard Two (2) – Questionnaires are mailed to the buyers and sellers of all sales. Many outliers are verified to be arm's length transactions.

Standard Three (3) – When completing verification over the telephone a questionnaire is used for asking questions. The questionnaires, designed for each property type, are then kept in a sales book.

Standard Four (4) – The only adjustments the assessor would make are with verification; a sale will be disqualified if the amount of an adjustment cannot be arrived at.

Conclusion

It appears that Antelope County is in compliance with the Sales Review Standards.

II. Property Record Keeping Standards

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or more prior years history of the final assessed value of land and improvements. 10-004.01A (8).

Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property. Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.

Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.

Findings of Property Record Keeping Standards

Standard One (1) – Antelope County meets the requirements for Standard One.

Standard Two (2) – The County has a policy and procedures manual that describes the assessment practices of the county in great detail. Most property and improvement types are noted and the method of valuation by the county is described. The assessor is adamant that this suffices for the requirement of standard two.

Standard Three (3) – The Terra Scan laser report in the appraisal file prints a valuation summary of the approaches to value used and a final estimate of value for all parcels that have enough data in the system to do more than one approach to value.

Conclusion

Antelope County is in the process of converting to Terra Scan. All of the residential information is in the Terra Scan CAMA system but to date they are only using it to value one city. All rural and commercial improvements have been entered into Terra Scan. Models are built as the revaluation of an area is completed.

It appears that the Antelope County record card/file is in compliance with the Record Keeping Standards.

III. Five Year Plan of Assessment Standards

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county's present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

Steps in a Revaluation

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
 - Staff
 - Data processing support
 - Existing system and procedures
 - Budget
4. Planning and organization
 - Objectives

- Work plans and assignment of responsibilities
- 5. System acquisition or development
 - Forms, manuals, and valuation schedules
 - Software
- 6. Pilot Study
- 7. Data collection
 - Property characteristics data
 - Sales, income/expense, and cost data
- 8. Valuation
 - Initial Values
 - Testing, refinement, and final values
- 9. Value Defense
 - Informal hearing
 - Appeal boards
- 10. Final ratio study

For the five-year plan of assessment there are six standards:

Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.

Standard Two (2): The plan should address level of value and quality of assessment.

Standard Three (3): Budgeting, staffing, and training issues should be discussed.

Standard Four (4): There should be a time line for accomplishing goals.

Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.

Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified, and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.

Findings of Five Year Plan of Assessment

Standard One (1) – The Antelope County Five-Year Plan is not formatted by year but it does address each property type.

Standard Two (2) – Level of value and quality of assessment are noted in the current plan.

Standard Three (3) – Budgeting, staffing and training issues have been discussed in the current plan.

Standard Four (4) – The current plan gives a year that certain goals will be accomplished.

Standard Five (5) – The County plan states their general accomplishments and future goals. The assessor feels it is necessary that the report describe all the duties of the assessor for the audience so that at budget time it can be determined what they do and what they need to accomplish their goals.

Standard Six (6) – The plan fails to give detailed information on the type of work to be done and the number of parcels that will be involved. Their Office Practice and Procedure Manual does provide the information of how the county conducts reappraisals and reviews.

Conclusion

Antelope County has made a good effort with their Five-Year Plan. It is recommended that they format their plan by year, addressing each property type within the year beginning with 2005 and continuing through 2009. The plan should also explain what is meant by reappraisal, update, review and so on.

Informational Data

I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)

The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.

Conclusion

Data collection is done by the assessor and one clerk, Lisa, and the contracted appraisal company representatives. They have forms that are used in gathering information for appraisal and review of improvements. All data collection is done on-site; improvements are measured and sketched, interiors inspected whenever possible and pictures are taken.

A call back card is left when residents are not at home. They try to make an appointment when picking up new construction but put articles in the newspaper when doing a review or reappraisal of a property type.

GIS is used for land use. The county has not completed entry of the land use information but is in the process of entering it on a full time basis.

II. Assessment Procedures Manual

Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.

If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.

Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.

Conclusion

The county has an excellent practices and procedures manual which they update annually. It addresses each office function and assessment procedure step by step so that the assessment processes of the county are easily understood by the reader. The assessor considers this to be a valuable tool of the office and adamantly believes that it serves to make compliance of standard two of the record keeping standards.

Purpose Statements for the 2005 Reports and Opinions

Commission Summary

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

Property Tax Administrator's Opinions

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

Correlation Section

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in

various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

Statistical Reports Section

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

Assessment Actions Section

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

County Reports Section

Contains reports from and about a county which are referenced in other sections of the R&O:

County Abstract of Assessment for Real Property, Form 45

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

County Agricultural Land Detail

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

County Abstract of Assessment for Real Property, Survey

Describes the funding and staffing of the county assessor's office.

2004 Progress Report

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

The County Assessor's Five-Year Plan of Assessment-Update

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

Special Valuation Section

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.

Nebraska Constitutional Provisions:

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

Nebraska Statutory Provisions for Agricultural Land:

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

Nebraska Statutory Provisions for Special Valuation:

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

Nebraska Statutory Provisions for Measurement of Level of Value:

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

Discussion of the Constitutional and Statutory Provisions:

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

Discussion of Special Valuation:

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

Measurement of Special Valuation

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

Rent Data

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

Measurement of Recapture Valuation

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

Measurement of Agricultural Land Valuation

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

Purpose Statements Section

Describes the contents and purpose of each section in the Reports and Opinions.

Glossary

Contains the definitions of terms used throughout the Reports and Opinions.

Technical Specifications Section

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

Certification

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

Map Section

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

History Valuation Charts Section

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Glossary

Actual Value: the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Adjusted Sale Price: a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

Agricultural Land: land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

Agricultural Land Market Areas: areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

Agricultural Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

Agricultural Unimproved Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

Arm's Length Transaction: a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

Assessed Value: the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

Assessment: the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

Assessment Level: the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

Assessment Sales Ratio: the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

Assessor Location: categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

Average Absolute Deviation (AVG.ABS.DEV.): the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Average Assessed Value: the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

Average Selling Price: the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

Central Tendency, Measure of: a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

Coefficient of Dispersion (COD): a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Coefficient of Variation (COV): the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

Commercial Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

Confidence Interval (CI): a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

Confidence Level: the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

Direct Equalization: the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

Equalization: the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

Geo Code: each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

Growth Value: is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

Indirect Equalization: the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

Level of Value: the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

Location: the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

- 1-Urban, a parcel of real property located within the limits of an incorporated city or village.
- 2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.
- 3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

Majority Land Use: the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

Maximum Ratio: the largest ratio occurring in the arrayed sample data set.

Mean Ratio: the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Median Ratio: the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Minimally Improved Agricultural Land: a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

Minimum Ratio: the smallest ratio occurring in the arrayed sample data set.

Non-Agricultural Land: for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

Number of Sales: the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

Population: the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

Price Related Differential (PRD): a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Property Classification Code: a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

Property Parcel Type: the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

Purchase Price: the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

Qualified Sale: a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

Qualitative Statistics: statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

Quality of Assessment: the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

Recapture Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

Residential Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

Sale: all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

Sale Date Range: the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

Sale Price: the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

Sample Data Set: a set of observations selected from a population.

Special Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

Standard Deviation (STD): the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

Statistics: numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

Status: the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

Total Assessed Value: the sum of all the assessed values in the sample data set.

Total Sale Price: the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

Usability: the coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

4-exclude the sale

Valuation: process or act to determine the assessed value of all parcels of real property in the county each year.

Weighted Mean Ratio: the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

For Commercial Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

For Agricultural Land

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

Abstract #30 value/Abstract #30 records

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]*100,2)

III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(If([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)*100)*100,If([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)*100),If([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG))*100)/(Avg(ctl04cnt!TOTAG)*100,Null))),2)

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvals: If(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim.2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

Residential:

Property Class Code: Property Type 01, all Statuses
Property Type 06, all Statuses
Property Type 07, Statuses 1 and 3
Sale Date Range: July 1, 2002 through June 30, 2004
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Commercial:

Property Class Code: Property Type 02, all Statuses
Property Type 03, all Statuses
Property Type 04, all Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2
If blank or zero will be considered a Usability of 1.

Unimproved Agricultural:

Property Class Code: Property Type 05, Status 2
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales
Total Sales Price
Total Adj. Sales Price
Total Assessed Value
Avg. Adj. Sales Price
Avg. Assessed Value

Median
Weighted Mean
Mean
COD
PRD
COV
STD
Avg. Abs. Dev.
Max Sales Ratio
Min Sales Ratio
95% Median C.I.
95% Wgt. Mean C.I.
95% Mean C.I.

Coding Information & Calculations

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

Number of Sales

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

Total Sales Price

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
 - Sum SaleAmt

Total Adj. Sales Price

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
 - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

Total Assessed Value

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
 - Sum TotAssdValue

Avg. Adj. Sales Price

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
 - $\text{TotAdjSalePrice} / \text{Count}$

Avg. Assessed Value

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
 - $\text{TotAssdValue} / \text{Count}$

Median

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
 - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
 - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
 - Array the records by order of the magnitude of the ratio from high to low
 - Divide the Total Count in the array by 2 equals Record Total
 - If the Total Count in the array is odd:
 - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
 - If the Total Count in the array is even:
 - Count down the number of records that is Record Total. This is ratio 1.
 - Count down the number of records that is Records Total + 1. That is ratio 2.
 - $(\text{ratio 1} + \text{ratio 2}) / 2$ equals the Median ratio.

Weighted Mean

- Coded as Aggreg, Character, 12-digit field.
- Calculation
 - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

Mean

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
 - $\text{TotalRatio} / \text{RecCount}$

COD

- Coded COD, Character, 12-digit field
- Calculation
 - Subtract the Median from Each Ratio
 - Take the Absolute Value of the Calculated Differences
 - Sum the Absolute Differences
 - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
 - Divide by the Median
 - Multiply by 100

PRD

- Coded PRD, Character, 12-digit field
- Calculation
 - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

COV

- Coded COV, Character, 12-digit field
- Calculation
 - Subtract the Mean from each ratio
 - Square the Calculated difference
 - Sum the squared differences
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the Squared Root to obtain the Standard Deviation
 - Divide the Standard Deviation by the Mean
 - Multiply by 100

STD

- Coded StdDev, Character, 12-digit field
- Calculation
 - Subtract the Mean Ratio from each ratio
 - Square the resulting difference
 - Sum the squared difference
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the squared root of the variance to obtain the Standard Deviation

Avg. Abs. Dev.

- Coded AvgABSDev, Character, 12-digit field
- Calculation
 - Subtracting the Median ratio from each ratio
 - Summing the absolute values of the computed difference
 - Dividing the summed value by the number of ratios

Max Sales Ratio

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

Min Sales Ratio

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

95% Median C.I.

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
 - If the number of ratios is Odd
 - $j = 1.96 \times \sqrt{n}/2$
 - If the number of ratios is Even
 - $j = 1.96 \times \sqrt{n}/2 + 0.5$
 - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
 - If the sample size is 5 or less, then N/A is given as the confidence interval
 - If the sample size is 6-8, then the Min and Max is the given range

95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
 - Items needed for this calculation
 - Number of sales
 - Assessed Values – Individual and Summed
 - Assessed Values Squared – Individual and Summed
 - Average Assessed Value
 - Sale Prices – Individual and Summed
 - Sales Prices Squared – Individual and Summed
 - Average Sale Price
 - Assessed Values x Sale Prices – Individual and Summed
 - The Weighted Mean
 - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) = \bar{A}/\bar{S} \pm t \times \frac{\sqrt{\frac{v S^2 A^2 - 2(A/S) S (A \times S) + (A/S)^2 (S S^2)}{S v (n) (n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

95% Mean C.I.

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
 - Lower Limit
 - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - Upper Limit
 - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - If the number of records is > 30 , then use 1.96 as the t-value
 - If the number of records is ≤ 30 , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
 - If the sample is 1 or less, then N/A is given as the confidence interval

Ratio Formulas

- Residential and Commercial Records
 - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - Ratio Formula is: $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$.
- Agricultural Records
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
 - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
 - Ratio Formula is:
 - a. If No Greenbelt: $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.
 - b. If Greenbelt: $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.

Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

School District Map: Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

Market Area Map: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Registered Wells Map: Obtained from the Nebraska Department of Natural Resources website.

GeoCode Map: Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Sections, Towns, Rivers & Streams, Topography, and Soil Class Map: Obtained from the Nebraska Department of Natural Resources website.

Assessor Location/Neighborhood Maps: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

History Valuation Chart Specifics

EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Specifically:

Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class:

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004

Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.

Property Class & Subclass:

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004

Source: County Abstract of Assessment Report for Real Property

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

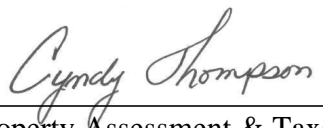
Total Agricultural Land

Certification

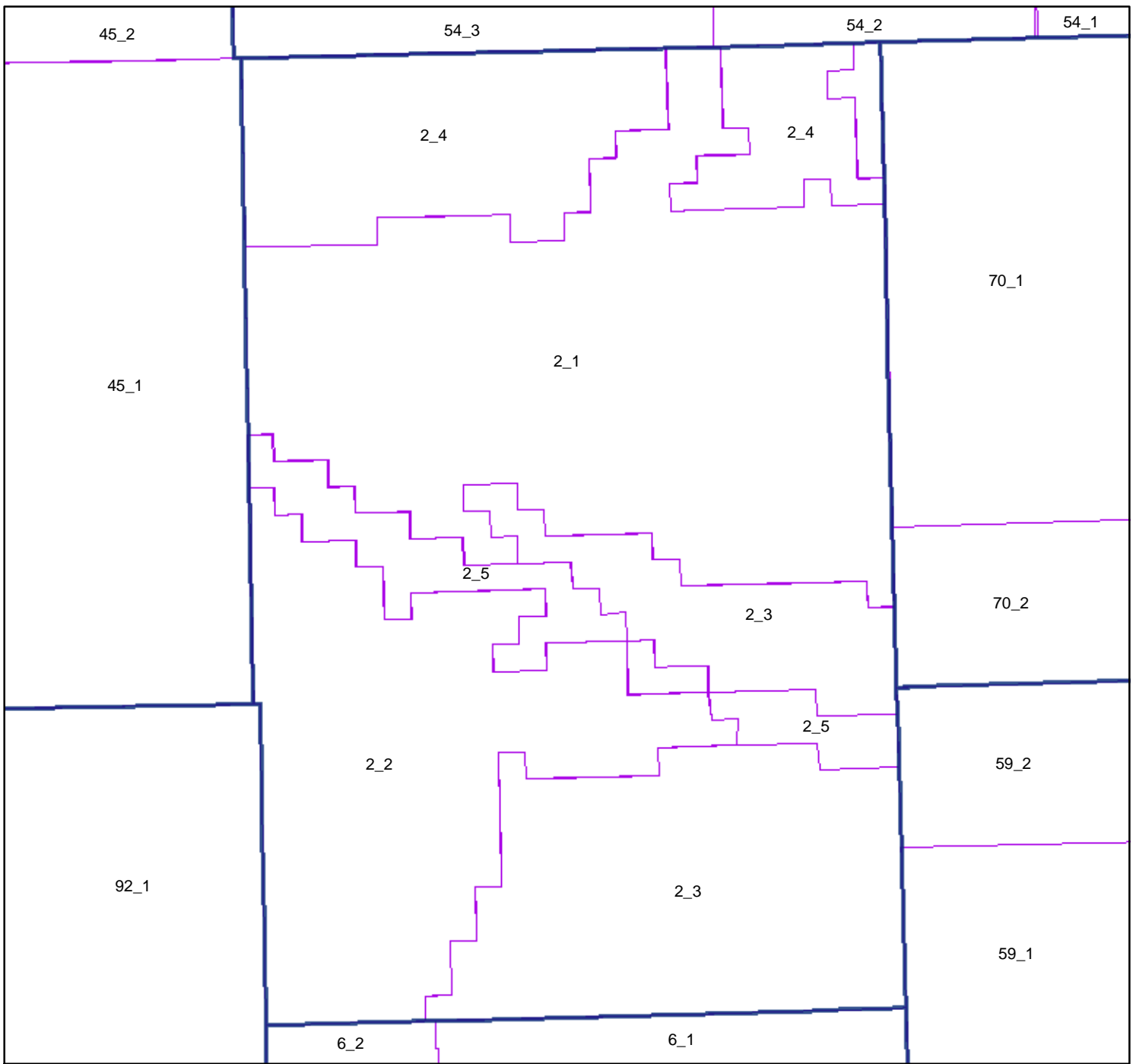
This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Antelope County Assessor, by certified mail, return receipt requested, 7004 0750 0003 8737 9747.

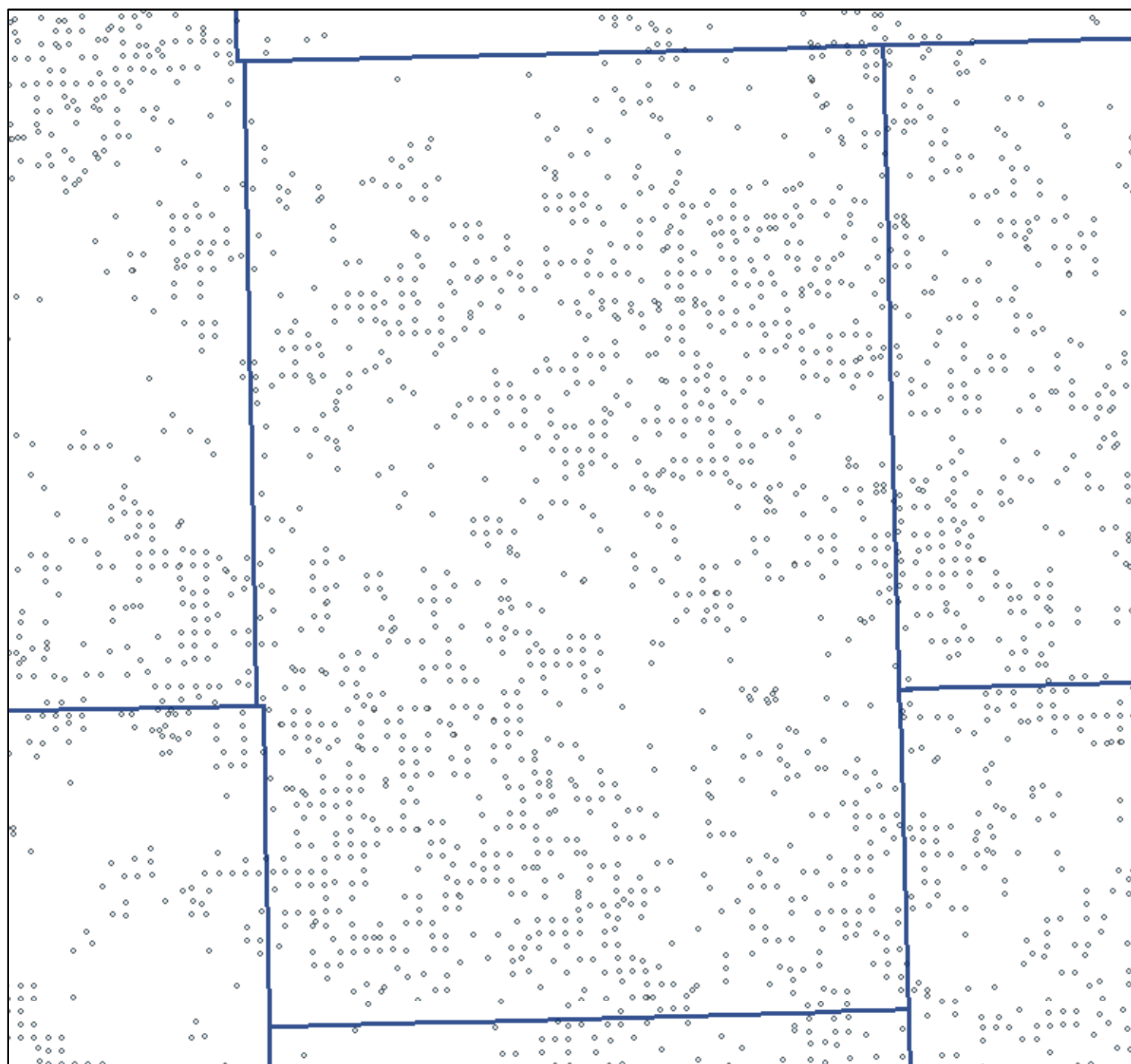
Dated this 11th day of April, 2005.



Property Assessment & Taxation



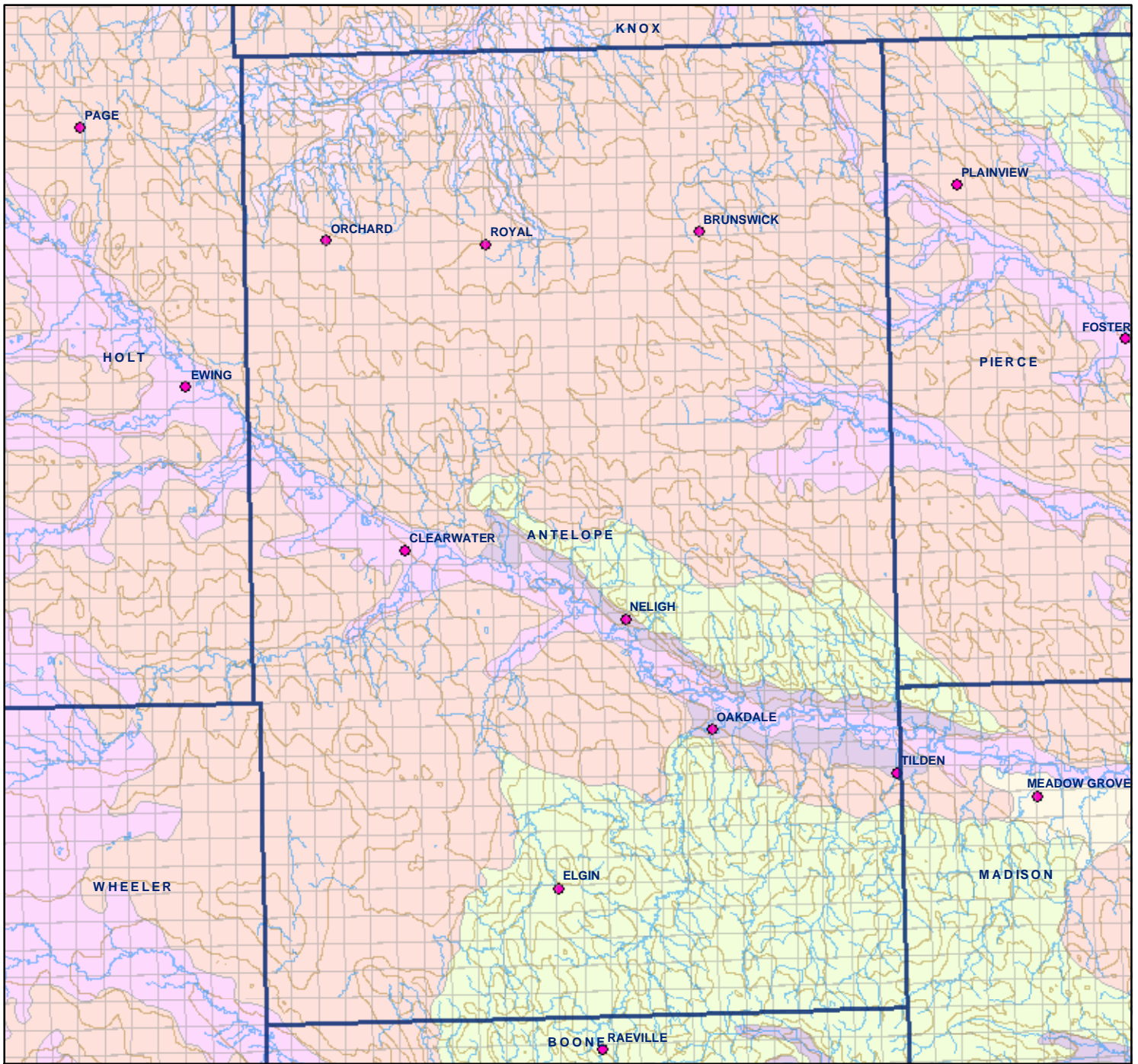
 Market Areas



- Registered Wells > 830 GPM

739	737	735	733	731	729	727	725
931	933	935	937	939	941	943	945
1013	1011	1009	1007	1005	1003	1001	999
1207	1209	1211	1213	1215	1217	1219	1221
1289	1287	1285	1283	1281	1279	1277	1275
1483	1485	1487	1489	1491	1493	1495	1497
1569	1567	1565	1563	1561	1559	1557	1555
1763	1765	1767	1769	1771	1773	1775	1777

 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills

2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills

3 - Moderately well drained silty soils on uplands and in depressions formed in loess

4 - Well drained silty soils formed in loess on uplands

5 - Well drained silty soils formed in loess and alluvium on stream terraces

6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

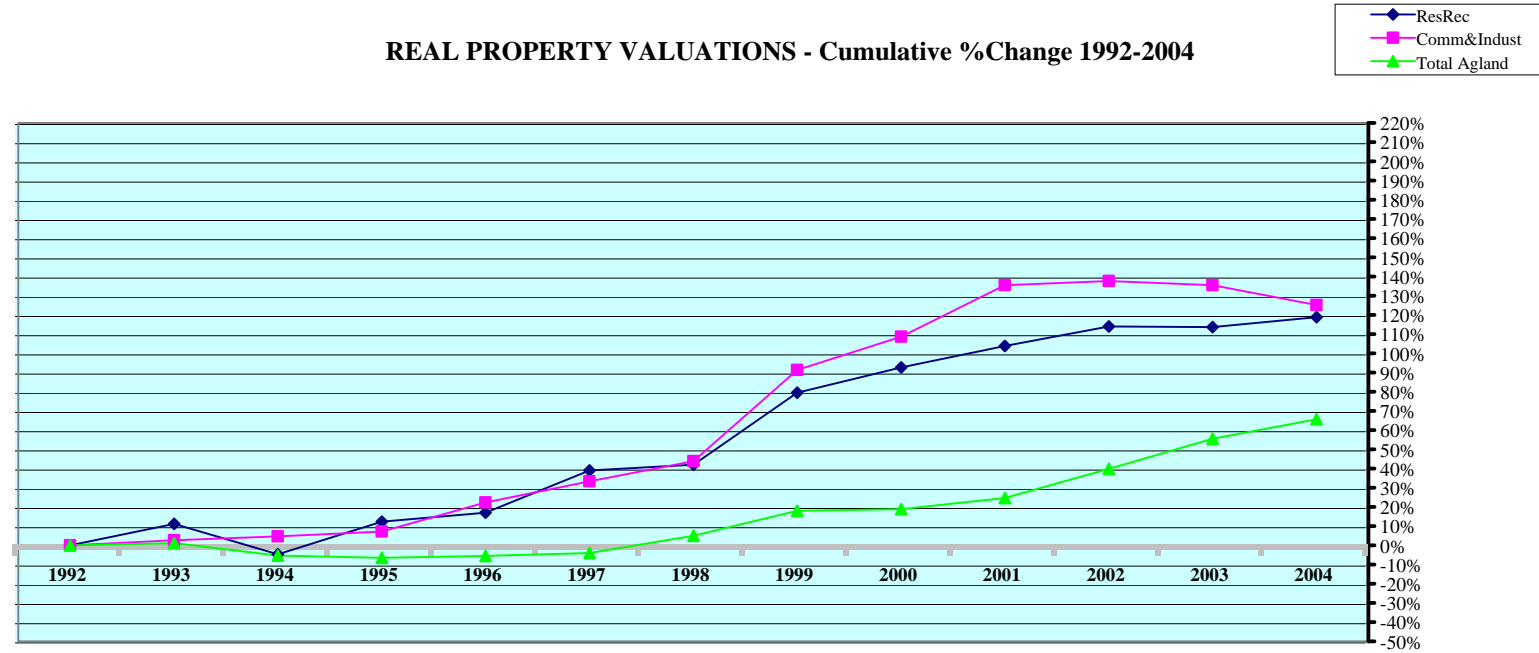
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

8 - Moderately well drained silty soils with clayey subsoils on uplands

Antelope County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	40,798,020	--	--	--	14,963,715	--	--	--	249,839,310	--	--	--
1993	45,342,010	4,543,990	11.14%	11.14%	15,363,910	400,195	2.67%	2.67%	252,574,145	2,734,835	1.09%	1.09%
1994	38,921,235	-6,420,775	-14.16%	-4.60%	15,669,755	305,845	1.99%	4.72%	236,609,665	-15,964,480	-6.32%	-5.30%
1995	45,849,862	6,928,627	17.80%	12.38%	16,044,940	375,185	2.39%	7.23%	233,559,165	-3,050,500	-1.29%	-6.52%
1996	47,713,285	1,863,423	4.06%	16.95%	18,313,940	2,269,000	14.14%	22.39%	236,173,635	2,614,470	1.12%	-5.47%
1997	56,704,042	8,990,757	18.84%	38.99%	19,951,837	1,637,897	8.94%	33.33%	240,034,265	3,860,630	1.63%	-3.92%
1998	57,963,371	1,259,329	2.22%	42.07%	21,526,784	1,574,947	7.89%	43.86%	262,456,245	22,421,980	9.34%	5.05%
1999	73,228,538	15,265,167	26.34%	79.49%	28,633,088	7,106,304	33.01%	91.35%	294,751,975	32,295,730	12.31%	17.98%
2000	78,610,134	5,381,596	7.35%	92.68%	31,222,244	2,589,156	9.04%	108.65%	296,741,950	1,989,975	0.68%	18.77%
2001	83,185,176	4,575,042	5.82%	103.90%	35,236,665	4,014,421	12.86%	135.48%	311,320,195	14,578,245	4.91%	24.61%
2002	87,335,420	4,150,244	4.99%	114.07%	35,570,595	333,930	0.95%	137.71%	349,393,040	38,072,845	12.23%	39.85%
2003	87,160,835	-174,585	-0.20%	113.64%	35,236,955	-333,640	-0.94%	135.48%	388,516,005	39,122,965	11.20%	55.51%
2004	89,284,940	2,124,105	2.44%	118.85%	33,686,265	-1,550,690	-4.40%	125.12%	413,961,310	25,445,305	6.55%	65.69%

1992-2004 Rate Ann. %chg: Resid & Rec. **6.74%** Comm & Indust **7.00%** Agland **4.30%**

Cnty# **2**
County **ANTELOPE**

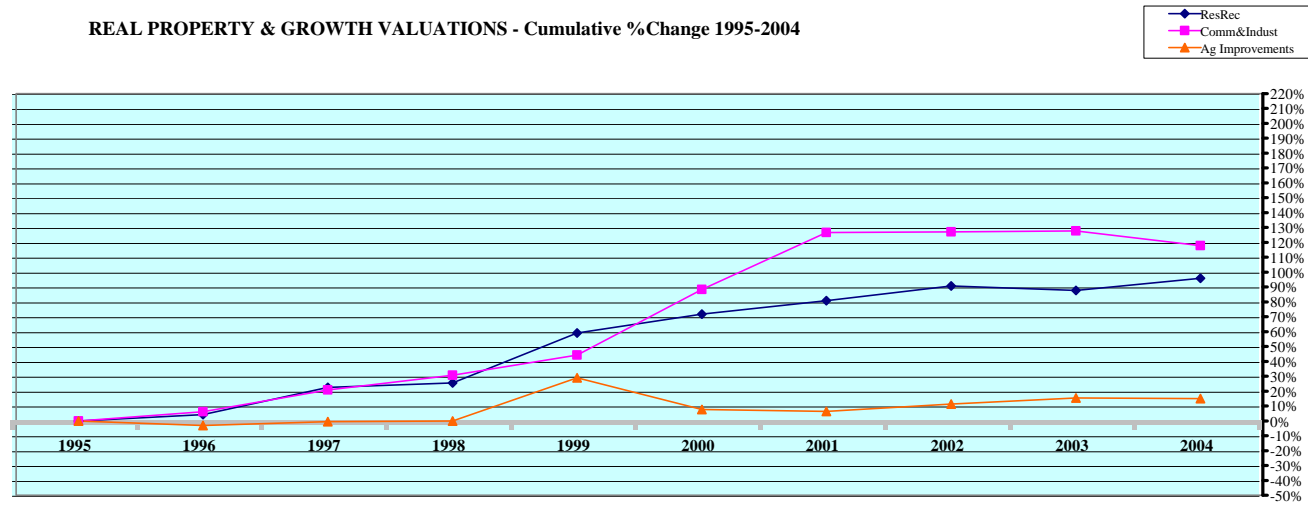
FL area **3**

CHART 1 EXHIBIT 2B Page 1

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	40,798,020	not avail.	--	--	--	--	14,963,715	not avail.	--	--	--	--
1993	45,342,010	not avail.	--	--	--	--	15,363,910	not avail.	--	--	--	--
1994	38,921,235	not avail.	--	--	--	--	15,669,755	not avail.	--	--	--	--
1995	45,849,862	565,573	1.23%	45,284,289	--	--	16,044,940	601,460	3.75%	15,443,480	--	--
1996	47,713,285	487,775	1.02%	47,225,510	3.00%	4.29%	18,313,940	1,911,005	10.43%	16,402,935	2.23%	6.21%
1997	56,704,042	1,226,624	2.16%	55,477,418	16.27%	22.51%	19,951,837	1,304,163	6.54%	18,647,674	1.82%	20.75%
1998	57,963,371	1,141,510	1.97%	56,821,861	0.21%	25.48%	21,526,784	1,346,520	6.26%	20,180,264	1.14%	30.67%
1999	73,228,538	1,169,980	1.60%	72,058,558	24.32%	59.12%	28,633,088	6,371,565	22.25%	22,261,523	3.41%	44.15%
2000	78,610,134	779,785	0.99%	77,830,349	6.28%	71.87%	31,222,244	2,131,990	6.83%	29,090,254	1.60%	88.37%
2001	83,185,176	1,280,840	1.54%	81,904,336	4.19%	80.87%	35,236,665	241,185	0.68%	34,995,480	12.09%	126.60%
2002	87,335,420	936,080	1.07%	86,399,340	3.86%	90.79%	35,570,595	511,605	1.44%	35,058,990	-0.50%	127.01%
2003	87,160,835	2,203,200	2.53%	84,957,635	-2.72%	87.61%	35,236,955	79,255	0.22%	35,157,700	-1.16%	127.65%
2004	89,284,940	636,440	0.71%	88,648,500	1.71%	95.76%	33,686,265	65,025	0.19%	33,621,240	-4.59%	117.71%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec. **7.75%**

Comm & Indust **9.03%**

Tax Year	Ag Imprvmnts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	44,283,085					
1993	not avail	not avail	48,571,750					
1994	not avail	not avail	52,230,830					
1995	21,952,860	31,120,931	53,073,791	2,070,496	3.90%	51,003,295	--	--
1996	23,003,710	27,361,565	50,365,275	925,353	1.84%	49,439,922	-6.85%	-3.07%
1997	23,526,600	27,933,561	51,460,161	750,555	1.46%	50,709,606	0.68%	-0.58%
1998	23,774,994	28,467,012	52,242,006	1,252,040	2.40%	50,989,966	-0.91%	-0.03%
1999	38,327,112	29,508,901	67,836,013	2,032,505	3.00%	65,803,508	25.96%	29.02%
2000	37,847,760	18,919,190	56,766,950	1,865,945	3.29%	54,901,005	-19.07%	7.64%
2001	37,834,435	20,172,455	58,006,890	3,736,570	6.44%	54,270,320	-4.40%	6.41%
2002	38,426,215	21,662,470	60,088,685	3,276,610	5.45%	56,812,075	-2.06%	11.39%
2003	38,452,725	21,207,055	59,659,780	776,270	1.30%	58,883,510	-2.01%	15.45%
2004	40,918,875	18,450,855	59,369,730	744,204	1.25%	58,625,526	-1.73%	14.94%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts **1.56%**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:
Value; 1992 - 2004 CTL
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

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County

2

ANTELOPE

FL area

3

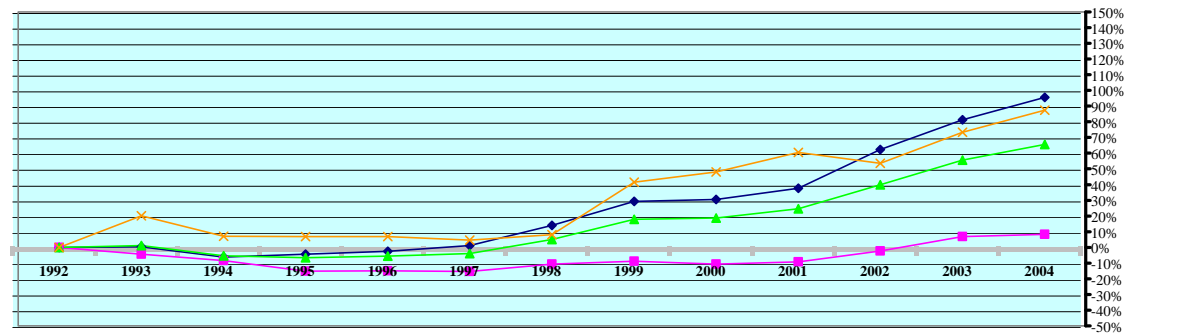
CHART 2

EXHIBIT

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AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	135,462,830	--	--	--	83,982,215	--	--	--	30,104,620	--	--	--
1993	135,811,190	348,360	0.26%	0.26%	80,327,080	-3,655,135	-4.35%	-4.35%	36,149,455	6,044,835	20.08%	20.08%
1994	127,039,000	-8,772,190	-6.46%	-6.22%	76,949,105	-3,377,975	-4.21%	-8.37%	32,265,340	-3,884,115	-10.74%	7.18%
1995	129,718,605	2,679,605	2.11%	-4.24%	71,325,625	-5,623,480	-7.31%	-15.07%	32,148,290	-117,050	-0.36%	6.79%
1996	132,194,885	2,476,280	1.91%	-2.41%	71,511,120	185,495	0.26%	-14.85%	32,166,225	17,935	0.06%	6.85%
1997	137,040,520	4,845,635	3.67%	1.16%	71,162,570	-348,550	-0.49%	-15.26%	31,530,900	-635,325	-1.98%	4.74%
1998	154,547,260	17,506,740	12.77%	14.09%	75,059,295	3,896,725	5.48%	-10.62%	32,550,430	1,019,530	3.23%	8.12%
1999	175,248,825	20,701,565	13.39%	29.37%	76,621,705	1,562,410	2.08%	-8.76%	42,581,245	10,030,815	30.82%	41.44%
2000	176,824,760	1,575,935	0.90%	30.53%	75,028,940	-1,592,765	-2.08%	-10.66%	44,593,530	2,012,285	4.73%	48.13%
2001	186,473,685	9,648,925	5.46%	37.66%	76,206,550	1,177,610	1.57%	-9.26%	48,337,815	3,744,285	8.40%	60.57%
2002	219,950,470	33,476,785	17.95%	62.37%	82,139,850	5,933,300	7.79%	-2.19%	46,236,695	-2,101,120	-4.35%	53.59%
2003	245,527,275	25,576,805	11.63%	81.25%	89,749,065	7,609,215	9.26%	6.87%	52,167,990	5,931,295	12.83%	73.29%
2004	264,846,280	19,319,005	7.87%	95.51%	91,042,725	1,293,660	1.44%	8.41%	56,405,440	4,237,450	8.12%	87.36%

1992-2004 Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year ⁽¹⁾	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992		--	--	--	289,645	--	--	--	249,839,310	--	--	--
1993		--	--	--	286,420	-3,225	-1.11%	-1.11%	252,574,145	2,734,835	1.09%	1.09%
1994		--	--	--	356,220		0.00%	22.99%	236,609,665	-15,964,480	-6.32%	-5.30%
1995		--	--	--	366,645	10,425	2.93%	26.58%	233,559,165	-3,050,500	-1.29%	-6.52%
1996		--	--	--	301,405	-65,240	-17.79%	4.06%	236,173,635	2,614,470	1.12%	-5.47%
1997		--	--	--	300,275	-1,130	-0.37%	3.67%	240,034,265	3,860,630	1.63%	-3.92%
1998		--	--	--	299,260	-1,015	-0.34%	3.32%	262,456,245	22,421,980	9.34%	5.05%
1999		--	--	--	300,200	940	0.31%	3.64%	294,751,975	32,295,730	12.31%	17.98%
2000		--	--	--	294,720	-5,480	-1.83%	1.75%	296,741,950	1,989,975	0.68%	18.77%
2001		--	--	--	302,145	7,425	2.52%	4.32%	311,320,195	14,578,245	4.91%	24.61%
2002		--	--	--	1,066,025	763,880	252.82%	268.05%	349,393,040	38,072,845	12.23%	39.85%
2003	131,670	n/a	n/a	n/a	940,005	n/a	n/a	n/a	388,516,005	39,122,965	11.20%	55.51%
2004	253,650	121,980	92.64%	92.64%	1,413,215	473,210	50.34%	50.34%	413,961,310	25,445,305	6.55%	65.69%

1992-2004 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 2B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	135,462,830	187,764	721	--	--	84,056,055	159,092	528	--	--	30,114,670	153,565	196	--	--
1993	135,954,070	191,124	711	-1.39%	-1.39%	80,296,200	156,412	513	-2.84%	-2.84%	36,180,660	152,386	237	20.92%	20.92%
1994	128,598,190	191,159	673	-5.34%	-6.66%	77,888,380	156,421	498	-2.92%	-5.68%	32,534,700	152,230	214	-9.70%	9.18%
1995	131,276,865	194,987	673	0.00%	-6.66%	72,198,545	153,554	470	-5.62%	-10.98%	32,362,000	151,570	214	0.00%	9.18%
1996	130,402,680	196,056	665	-1.19%	-7.77%	70,770,040	152,342	465	-1.06%	-11.93%	32,004,775	151,143	212	-0.93%	8.16%
1997	136,947,130	201,711	679	2.11%	-5.83%	71,384,760	148,355	481	3.44%	-8.90%	31,519,490	149,559	211	-0.47%	7.65%
1998	154,631,330	207,428	745	9.72%	3.33%	75,253,960	143,515	524	8.94%	-0.76%	32,433,740	148,569	218	3.32%	11.22%
1999	175,856,085	212,234	829	11.28%	14.98%	76,659,045	139,544	549	4.77%	3.98%	42,444,170	147,256	288	32.11%	46.94%
2000	176,957,635	212,453	833	0.48%	15.53%	74,927,390	138,125	542	-1.28%	2.65%	44,525,180	146,943	303	5.21%	54.59%
2001	186,499,145	216,533	861	3.36%	19.42%	76,240,470	130,891	582	7.38%	10.23%	48,226,745	160,789	300	-0.99%	53.06%
2002	219,872,510	218,269	1,007	16.96%	39.67%	82,276,405	128,987	638	9.62%	20.83%	46,181,235	161,145	287	-4.33%	46.43%
2003	245,534,080	219,774	1,117	10.92%	54.92%	89,802,625	127,706	703	10.19%	33.14%	52,153,105	161,114	324	12.89%	65.31%
2004	264,920,000	222,115	1,193	6.78%	65.43%	91,152,375	125,424	727	3.38%	37.64%	56,622,340	160,684	352	8.76%	79.79%

1992-2004 Rate Ann.%chg AvgVal/Acre:

4.28%

2.70%

5.01%

Tax Year ⁽²⁾	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	55,055	2,202	25	--	--	235,635	9,262	25	--	--	249,924,245	511,885	488	--	--
1993	56,705	2,268	25	0.00%		661,840	19,282	34	36.00%		253,149,475	521,471	485	-0.61%	-0.61%
1994	56,705	2,268	25	0.00%		245,885	15,161	16	-52.94%		239,323,860	517,240	463	-4.54%	-5.12%
1995	57,270	2,291	25	0.00%		260,450	9,183	28	75.00%		236,155,130	511,584	462	-0.22%	-5.33%
1996	65,735	2,668	25	0.00%		228,830	9,127	25	-10.71%		233,472,060	511,335	457	-1.08%	-6.35%
1997						299,230	13,580	22	--		240,150,610	513,204	468	2.41%	-4.10%
1998						298,010	13,545	22	0.00%		262,617,040	513,057	512	9.40%	4.92%
1999						295,020	13,481	22	0.00%		295,254,320	512,515	576	12.50%	18.03%
2000						294,570	14,008	21	-4.55%		296,704,775	511,530	580	0.69%	18.85%
2001						300,785	14,099	21	0.00%		311,267,145	522,311	596	2.76%	22.13%
2002						1,066,755	14,238	75	257.14%		349,396,905	522,638	669	12.25%	37.09%
2003	131,670	2,632	50	n/a	n/a	939,455	9,407	100	n/a	n/a	388,560,935	520,633	746	11.51%	52.87%
2003	246,565	2,584	95	90.87%	n/a	1,412,265	9,422	150	49.90%	n/a	414,353,545	520,228	796	6.77%	63.21%

1992-2004 Rate Ann.%chg AvgVal/Acre:

4.17%

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ANTELOPE

FL area

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CHART 4

EXHIBIT

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(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005